



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

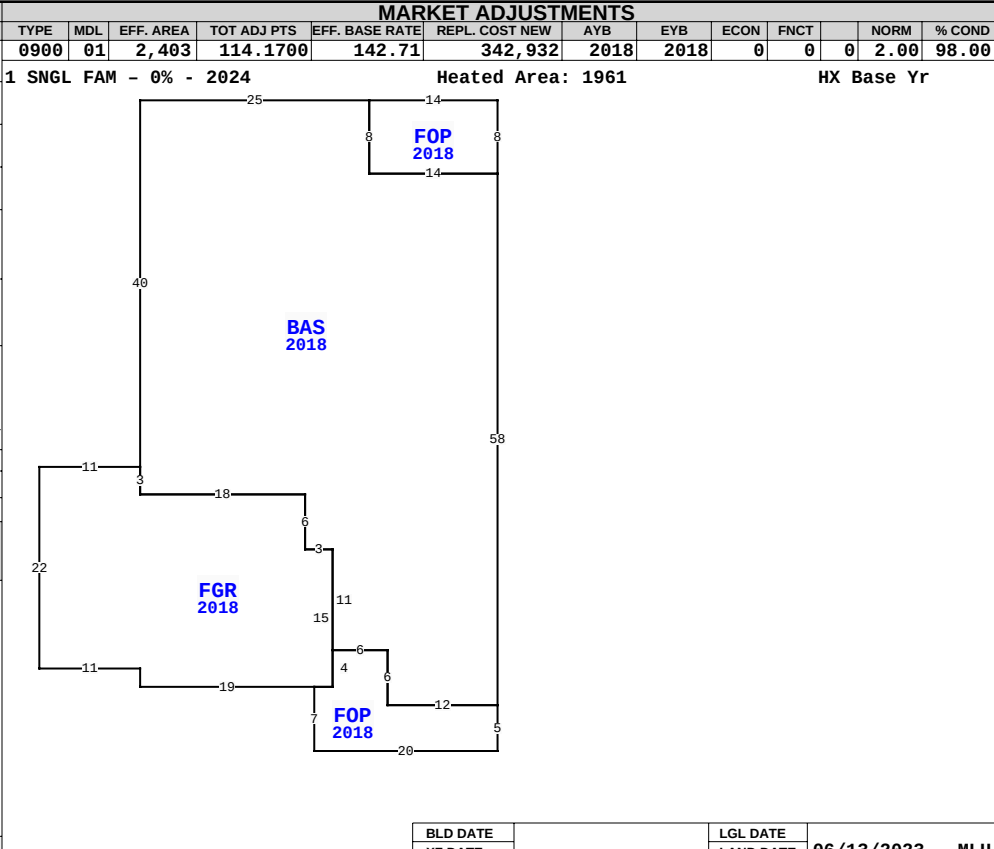
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,961	100	1,961	274,257
FGR	665	55	366	51,187
FOP	112	30	34	4,755
FOP	140	30	42	5,874
TOTALS	2,878		2,403	336,073

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	0	0	0	1,182.00	SF	10.00	10.00	
2	0462	ST/AL FNC	0	0	150	4	600.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000133	C	SFR LAKE	0		PUD	0.00	0.00	1.00	LT	



85031 BISTINEAU CT, FERNANDINA BEACH	BLD DATE		LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	336,073		
TOTAL MARKET OB/XF VALUE	17,531		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	428,604		
SOH/AGL Deduction	0		
ASSESSED VALUE	428,604		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	428,604		
TOTAL JUST VALUE	428,604		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	413,751		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009124	CO ISSUED	0	09/07/2018
17010515	NEW CONSTR	267,135	11/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2706/1366	4/15/2024	WD	Q	I	01	452,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: HALICK JEFFREY ERN						
2679/877	11/13/2023	WD	U	I	37	489,400
GRANTOR: TABAKA JAN L/E						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2018] W14 BAS=[YR=2018] W25 S40 FGR=[YR=2018] W11 S22 E11 S2 E19 FOP=[YR=2018] S7E20 N5 W12 N6 W6 S4 W2\$ E2 N15 W3 N6 W18 N3\$ S3 E18 S6 E3 S11 E6 S6 E12 N58 W14 N8\$ S8 E14 N8\$.											