LOT 118
HAMPTON LAKES #2 PBK 8/165

COLUCCI ANTHONY J JR
85061 BISTINEAU CT
FERNANDINA BEACH, FL 32034

**2024**

**24-2N-27-0721-0118-0000**

## BUILDING CHARACTERISTICS

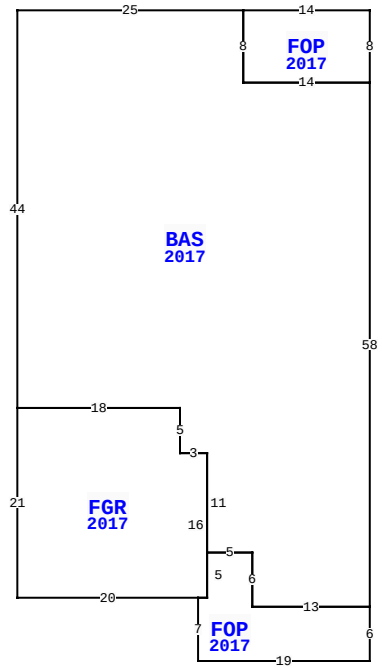
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 1,985 | 100 | 1,985 | 278,578 |
| FGR | 426 | 55 | 234 | 32,840 |
| FOP | 112 | 30 | 34 | 4,772 |
| FOP | 145 | 30 | 44 | 6,175 |
| TOTALS | 2,668 | | 2,297 | 322,364 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,297 | 115.1500 | 143.94 | 330,630 | 2017 | 2017 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SNGL FAM – 100% - 2024 Heated Area: 1985 HX Base Yr 2024




85061 BISTINEAU CT, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 322,364 |
| TOTAL MARKET OB/XF VALUE | | 8,555 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 405,919 |
| SOH/AGL Deduction | | 140,367 |
| ASSESSED VALUE | | 265,552 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 215,552 |
| TOTAL JUST VALUE | | 405,919 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 394,179 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 17011385 | CO ISSUED | 0 | 12/20/2017 |
| 17006001 | NEW CONSTR | 250,320 | 07/05/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2685/1161 | 12/15/2023 | WD | Q | I | 01 | 447,000 |
| GRANTOR: PESNICHAK JOHN C & SU | | | | | | |
| GRANTEE: COLUCCI ANTHONY J J | | | | | | |
| 2166/1254 | 12/21/2017 | SW | Q | I | 01 | 281,500 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: PESNICHAK JOHN C & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-14,10] W25 S44 E18 S5 E3 S11 E5 S6 E13 N58 W14 N8 $
FGR=[YR=2017;ORIG=-39,54] S21 E20 E1 N16 W3 N5 W18 $
FOP=[YR=2017;ORIG=0,10] W14 S8 E14 N8 $
FOP=[YR=2017;ORIG=-19,75] S7 E19 N6 W13 N6 W5 S5 W1 $
.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 882.00 | SF | 10.00 | 10.00 | 100 | 2017 | 2017 | 3 | 97 | 8,555 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,555

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000133 | C | SFR LAKE | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 04/26/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS