LOT 127
HAMPTON LAKES #2 PBK 8/165

SANDUSKY CHARLES E & CAROL S
85020 BISTINEAU CT
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0127-0000

BUILDING CHARACTERISTICS

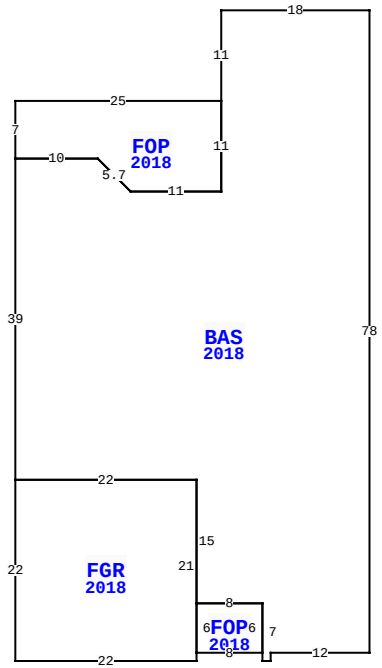
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,343	100	2,343	308,397
FGR	484	55	266	35,012
FOP	48	30	14	1,843
FOP	227	30	68	8,951
TOTALS	3,102		2,691	354,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,691	108.0000	135.00	363,285	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2024 Heated Area: 2343 HX Base Yr 2024



85020 BISTINEAU CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		354,203
TOTAL MARKET OB/XF VALUE		5,432
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		434,635
SOH/AGL Deduction		142,611
ASSESSED VALUE		292,024
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		242,024
TOTAL JUST VALUE		434,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010046	CO ISSUED	0	10/03/2018
18003945	NEW CONSTR	309,512	04/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2683/1400	12/08/2023	WD	Q	I	01	530,000
GRANTOR: CELESTI SHERILENE R						
GRANTEE: SANDUSKY CHARLES E						
2228/1660	10/04/2018	SW	Q	I	01	280,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: CELESTI SHERILENE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 S11 FOP=[YR=2018] W25 S7 E10 R4 D4 E11 N11$ S11 W11 U4 L4 W10 S39 FGR=[YR=2018] S22 E22 N1 FOP=[YR=2018] E8 N6 W8 S6$ N21 W22$ E22 S15 E8 S7 E1 N1 E12 N78$.

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	560.00	SF	10.00	10.00	100	2018	2018	3	97	5,432	

LAND DESCRIPTION

TOTAL OB/XF 5,432

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 04/25/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS