LOT 113
HAMPTON LAKES #2 PBK 8/165

WELLS CURTIS E & MARGO J
85011 BISTINEAU COURT
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0113-0000

BUILDING CHARACTERISTICS

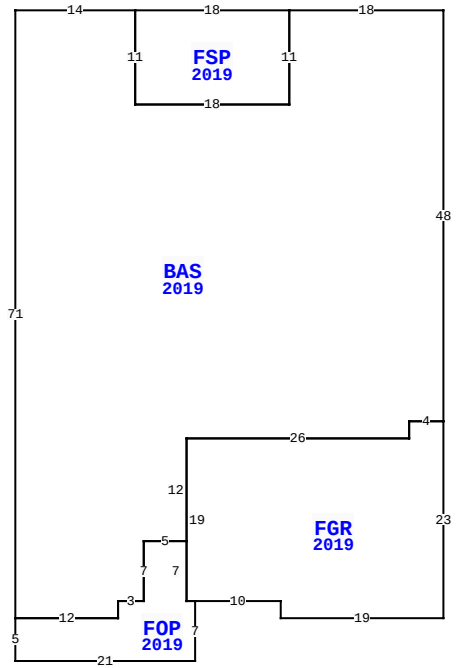
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,663	100	2019	2,663	356,856
FGR	616	55	2019	339	45,428
FOP	158	30	2019	47	6,298
FSP	198	40	2019	79	10,586
TOTALS	3,635			3,128	419,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,128	103.5920	136.74	427,723	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2025 Heated Area: 2663 HX Base Yr 2025



85011 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		419,169
TOTAL MARKET OB/XF VALUE		18,900
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		513,069
SOH/AGL Deduction		0
ASSESSED VALUE		513,069
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		462,347
TOTAL JUST VALUE		513,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006088	CO ISSUED	0	06/10/2019
18011293	NEW CONSTR	354,900	11/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2716/1473	6/06/2024	WD	Q	I	02	675,000
GRANTOR: WILLIAMS CAROL ANN						
GRANTEE: WELLS CURTIS E & MA						
2573/1696	6/28/2022	WD	Q	I	01	610,000
GRANTOR: BLACK TIMOTHY & MARY						
GRANTEE: WILLIAMS CAROL ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 FSP=[YR=2019] W18 S11 E18 N11$ S11 W18 N11 W14 S71 FOP=[YR=2019] S5 E21 N7 FGR=[YR=2019] E10 S2 E19 N23 W4 S2 W26 S19 E1$ W1 N7 W5 S7 W3 S2 W12$ E12 N2 E3 N7 E5 N12 E26 N2 E4 N48$.

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	1,180.00	SF	10.00	10.00	100	2019	2019	3	97	11,446	
2	0462	ST/AL FNC	0	100	198	4	792.00	SF	10.00	10.00	100	2019	2019	3	87	6,890	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 18,900

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	000134	C	RES POND	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 07/15/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS