LOT 114
HAMPTON LAKES #2 PBK 8/165

DUKE CAROL J IRREV LVG TRUST/NYAHAY-MAGALSKI CARRI
108 HAZEL LN
BRUNSWICK, GA 31523

2025

24-2N-27-0721-0114-0000

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 60
Interior Floo	14	CARPET 40
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

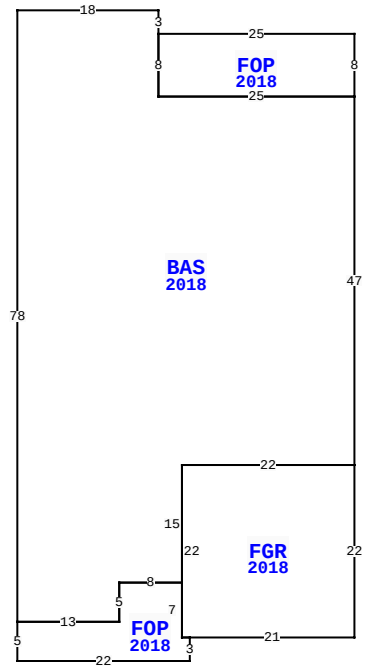
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,599	100	2018	2,599	357,805
FGR	484	55	2018	266	36,620
FOP	148	30	2018	44	6,058
FOP	200	30	2018	60	8,260
TOTALS	3,431			2,969	408,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,969	106.9720	141.20	419,223	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 2025 Heated Area: 2599 HX Base Yr



85021 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	408,742
TOTAL MARKET OB/XF VALUE	6,577
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	490,319
SOH/AGL Deduction	0
ASSESSED VALUE	490,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	490,319
TOTAL JUST VALUE	490,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	470,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004860	CO ISSUED	0	05/14/2018
17007380	NEW CONSTR	326,550	08/15/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2513/1181	11/10/2021	DG	U	I	11	100
GRANTOR: DUKE CAROL J REV LVG						
GRANTEE: DUKE CAROL J IRREVO						
2477/1710	5/25/2021	DG	U	I	11	100
GRANTOR: DUKE CAROL J & CARRIE						
GRANTEE: DUKE CAROL J REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W25 BAS=[YR=2018] N3 W18 S78 FOP=[YR=2018] S5 E22 N3 FGR=[YR=2018] E21 N22 W22 S22 E1$ W1 N7 W8 S5 W13$ E13 N5 E8 N15 E22 N47 W25 N8$ S8 E25 N8$.

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	0	0	0	678.00	SF	10.00	10.00	100	2018	2018	3	97	6,577	

LAND DESCRIPTION

TOTAL OB/XF 6,577

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	0		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 07/30/2025 BY SYS