LOT 117
IN OR 2205/1759
HAMPTON LAKES #2 PBK 8/165

JENTZ HENRY W II & JANICE A
85051 BISTINEAU COURT
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0117-0000

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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

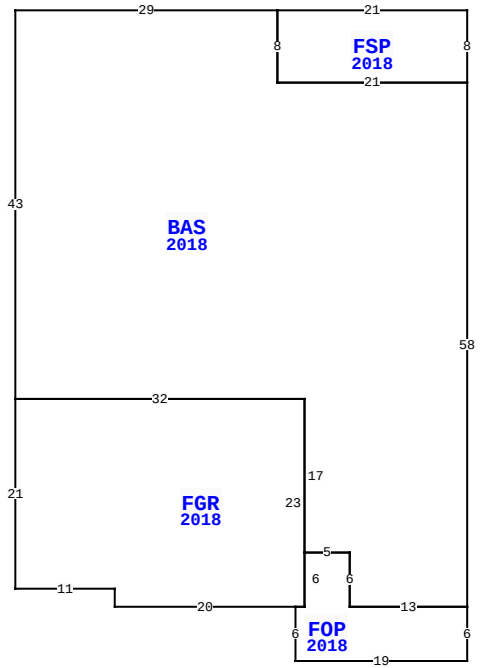
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100	2018	2,366	309,141
FGR	714	55	2018	393	51,349
FOP	144	30	2018	43	5,618
FSP	168	40	2018	67	8,755
TOTALS	3,392			2,869	374,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,869	101.5200	134.01	384,475	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2366 HX Base Yr 2019



85051 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		374,863
TOTAL MARKET OB/XF VALUE		11,465
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		461,328
SOH/AGL Deduction		173,745
ASSESSED VALUE		287,583
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		231,861
TOTAL JUST VALUE		461,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,259

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006029	CO ISSUED	0	06/13/2018
17011542	NEW CONSTR	317,169	12/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2205/1759	6/21/2018	SW	Q	I	02	317,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: JENTZ HENRY W II &						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W21 BAS=[YR=2018] W29 S43 FGR=[YR=2018] S21 E11 S2 E20 FOP=[YR=2018] S6 E19 N6 W13 N6 W5 S6 W1$ E1 N23 W32$ E32 S17 E5 S6 E13 N58 W21 N8$ S8 E21 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	100	0	0	1,182.00	SF	10.00	10.00	100	2018	2018	3	97	11,465	

LAND DESCRIPTION

TOTAL OB/XF 11,465

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 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