LOT 118
HAMPTON LAKES #2 PBK 8/165

COLUCCI TONY TRUST/COLUCCI ANTHONY JOHN JR TRUSTEE
85061 BISTINEAU CT
FERNANDINA BEACH, FL 32034

2025

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

BUILDING CHARACTERISTICS

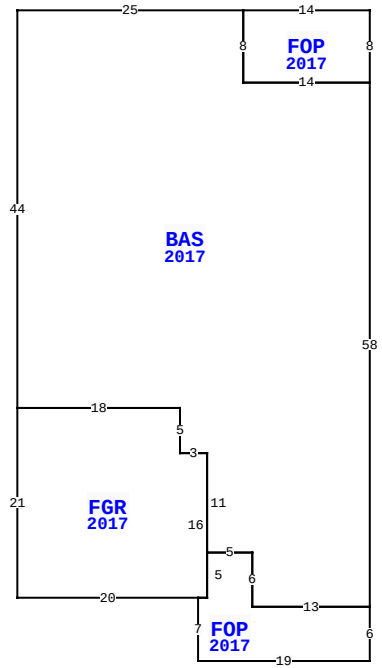
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,985	100	2017	1,985	292,668
FGR	426	55	2017	234	34,501
FOP	112	30	2017	34	5,013
FOP	145	30	2017	44	6,487
TOTALS	2,668			2,297	338,670

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	152.00	349,144	2017	2017	0	0	0	3.00	97.00

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		338,670
TOTAL MARKET OB/XF VALUE		8,467
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		422,137
SOH/AGL Deduction		148,884
ASSESSED VALUE		273,253
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		222,531
TOTAL JUST VALUE		422,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,919

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
2780/411	4/10/2025	WD	U	I	11	100
GRANTOR: COLUCCI ANTHONY J JR						
GRANTEE: COLUCCI TONY TRUST						
2685/1161	12/15/2023	WD	Q	I	01	447,000
GRANTOR: PESNICHAK JOHN C & SU						
GRANTEE: COLUCCI ANTHONY J J						

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	96	8,467	

LAND DESCRIPTION

TOTAL OB/XF 8,467

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 04/26/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS