LOT 120
HAMPTON LAKES #2 PBK 8/165

LUSARDI ROBERT & DEBORAH A
85081 BISTINEAU CT
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0120-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

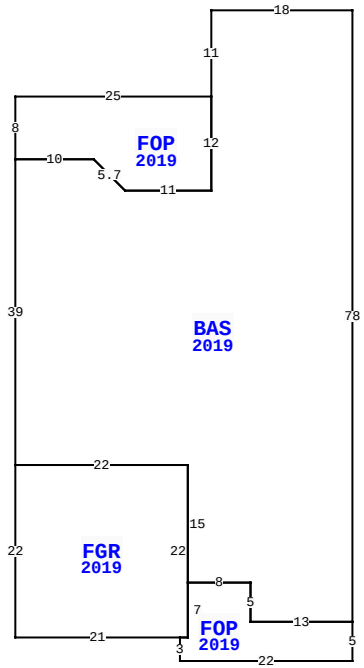
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,347	100	2019	2,347	341,306
FGR	484	55	2019	266	38,683
FOP	148	30	2019	44	6,398
FOP	252	30	2019	76	11,052
TOTALS	3,231			2,733	397,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,733	112.4160	148.39	405,550	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2347 HX Base Yr 2020



85081 BISTINEAU CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		397,439
TOTAL MARKET OB/XF VALUE		11,407
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		483,846
SOH/AGL Deduction		228,201
ASSESSED VALUE		255,645
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,923
TOTAL JUST VALUE		483,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900619	CO ISSUED	0	01/22/2019
18009037	ADDITION	9,464	12/01/2018
18006776	NEW CONSTR	311,663	07/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2266/0452	3/29/2019	SW	Q	I	01	342,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LUSARDI ROBERT & DE						
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

BAS=[YR=2019] W18 S11 FOP=[YR=2019] W25 S8 E10 D4 R4 E11 N12$ S12 W11 U4 L4 W10 S39 FGR=[YR=2019] S22 E21 FOP=[YR=2019] S3 E22 N5 W13 N5 W8 S7 W1$ E1 N22 W22$ E22 S15 E8 S5 E13 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	609.00	SF	10.00	10.00	100	2019	2019	3	97	5,907	
2	0910	SCRN RM L	0	100	25	10	250.00	SF	15.00	15.00	100	2019	2019	3	82	3,075	
3	0855	CONC PAVER	0	100	25	10	250.00	SF	10.00	10.00	100	2019	2019	3	97	2,425	

LAND DESCRIPTION

TOTAL OB/XF 11,407

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 04/09/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS