LOT 121
IN OR 2169/604
HAMPTON LAKES #2 PBK 8/165

LUBESKIE MARY ANN
85080 BISTINEAU CT
FERNANADINA BEACH, FL 32034

2025

24-2N-27-0721-0121-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

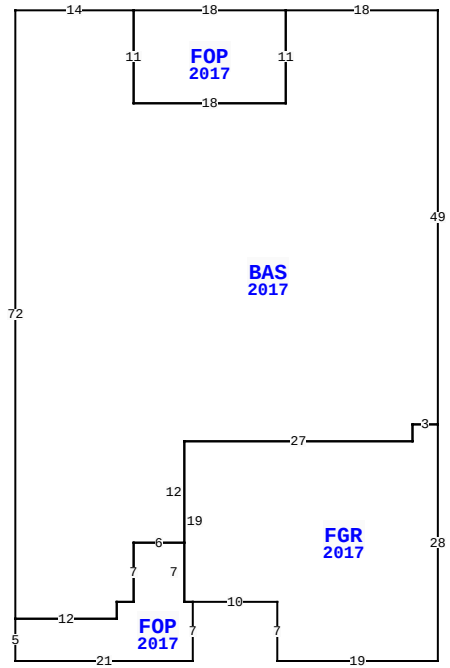
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,708	100	2017	2,708	385,977
FGR	709	55	2017	390	55,588
FOP	165	30	2017	50	7,127
FOP	198	30	2017	59	8,409
TOTALS	3,780			3,207	457,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,207	111.3200	146.94	471,237	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 2708 HX Base Yr 2018



85080 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		457,100
TOTAL MARKET OB/XF VALUE		53,341
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		585,441
SOH/AGL Deduction		206,734
ASSESSED VALUE		378,707
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		327,985
TOTAL JUST VALUE		585,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007878	ADDITION	22,386	01/01/2018
17010642	SWIM POOL	49,400	10/25/2017
17009446	CO ISSUED	0	10/25/2017
17002593	NEW CONSTR	338,191	03/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2169/0604	1/05/2018	QC	U	I	11	62,500
GRANTOR: GENN PAUL F & MARY AN						
GRANTEE: LUBESKIE MARY ANN						
2155/1907	10/25/2017	SW	Q	I	02	359,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LUBESKIE MARY ANN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FOP=[YR=2017] W18 S11 E18 N11$ S11 W18 N11 W14 S72 FOP=[YR=2017] S5 E21 N7 FGR=[YR=2017] E10 S7 E19 N28 W3 S2 W27 S19 E1$ W1 N7 W6 S7 W2 S2 W12$ E12 N2 E2 N7 E6 N12 E27 N2 E3 N49$.

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	0911	SCRN RM A	0	100	50	20	1,000.00	SF	17.50	17.50	100	2017	2017	3	74	12,950	
2	0861	POOL GUNIT	0	100	14	28	392.00	SF	85.00	85.00	100	2017	2017	3	81	26,989	
3	0855	CONC PAVER	0	100	0	0	608.00	SF	10.00	10.00	100	2017	2017	3	96	5,837	
4	0855	CONC PAVER	0	100	0	0	788.00	SF	10.00	10.00	100	2017	2017	3	96	7,565	

LAND DESCRIPTION

TOTAL OB/XF 53,341

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