LOT 122
HAMPTON LAKES #2 PBK 8/165

STEINMEYER SANDRA L L/E/
85070 BISTINEAU COURT
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0122-0000

BUILDING CHARACTERISTICS

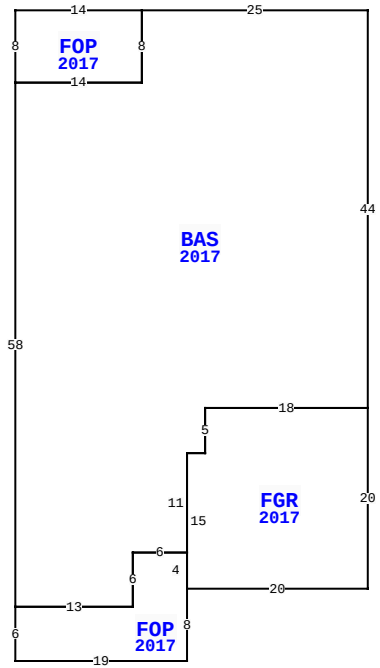
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,996	100	2017	1,996	285,268
FGR	390	55	2017	214	30,585
FOP	112	30	2017	34	4,860
FOP	150	30	2017	45	6,431
TOTALS	2,648			2,289	327,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,289	111.6220	147.34	337,261	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 1996 HX Base Yr 2018



85070 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		327,143
TOTAL MARKET OB/XF VALUE		6,432
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		408,575
SOH/AGL Deduction		155,384
ASSESSED VALUE		253,191
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		202,469
TOTAL JUST VALUE		408,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005848	CO ISSUED	0	06/30/2017
1700552	NEW CONSTR	250,320	03/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2766/554	6/30/2023	QC	U	I	11	100
GRANTOR: STEINMEYER SANDRA L						
GRANTEE: TIMPANE JUSTIN MICH						
2140/0515	6/30/2017	SW	Q	I	02	275,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: STEINMEYER SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 FOP=[YR=2017] W14 S8 E14 N8$ S8 W14 S58
FOP=[YR=2017] S6 E19 N8 FGR=[YR=2017] E20 N20 W18 S5 W2
S15$ N4 W6 S6 W13$ E13 N6 E6 N11 E2 N5 E18 N44$.

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	670.00	SF	10.00	10.00	100	2017	2017	3	96	6,432	

LAND DESCRIPTION

TOTAL OB/XF 6,432

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 05/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS