LOT 123
HAMPTON LAKES #2 PBK 8/165

S&R FAMILY TRUST/JOHNSON RICHARD T TRUSTEE
85060 BISTINEAU CT
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0123-0000

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 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

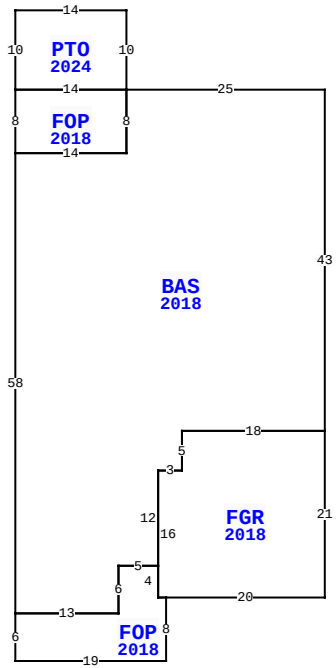
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	2018	1,964	295,028
FGR	426	55	2018	234	35,151
FOP	112	30	2018	34	5,107
FOP	146	30	2018	44	6,610
PTO	140	5	2024	7	1,051
TOTALS	2,788			2,283	342,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,283	116.7180	154.07	351,742	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2021 Heated Area: 1964 HX Base Yr 2021



85060 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		342,948
TOTAL MARKET OB/XF VALUE		15,695
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		433,643
SOH/AGL Deduction		116,651
ASSESSED VALUE		316,992
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		256,270
TOTAL JUST VALUE		433,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010176	SCR ENCL	16,600	08/09/2023
18007699	CO ISSUED	0	07/30/2018
17009945	NEW CONSTR	255,333	11/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/1643	4/30/2024	WD	U	I	11	100
GRANTOR: JOHNSON RICHARD T & S						
GRANTEE: S&R FAMILY TRUST						
2373/0719	6/25/2020	WD	Q	I	01	323,200
GRANTOR: PAXTON BLAKE E II						
GRANTEE: JOHNSON RICHARD T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W25 S8 W14 S58 E13 N6 E5 N12 E3 N5 E18 N43 $
FGR=[YR=2018;ORIG=-20,64] E20 N21 W18 S5 W3 S16 E1 $
FOP=[YR=2018;ORIG=-39,66] S6 E19 N8 W1 N4 W5 S6 W13 $
FOP=[YR=2018;ORIG=-25,0] W14 S8 E14 N8 $
PTO=[YR=2024;ORIG=-25,0] W14 N10 E14 S10 $
.

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	942.00	SF	10.00	10.00	100	2018	2018	3	97	9,137	
2	0462	ST/AL FNC	0	100	108	4	432.00	SF	10.00	10.00	100	2018	2018	3	84	3,629	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
4	0911	SCRN RM A	0	100	10	14	140.00	SF	17.50	17.50	100	2024	2023		97	2,377	

LAND DESCRIPTION

TOTAL OB/XF 15,695

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 12/12/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS