LOT 125
HAMPTON LAKES #2 PBK 8/165

IZZARD RICHARD/
85040 BISTINEAU COURT
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0125-0000

BUILDING CHARACTERISTICS

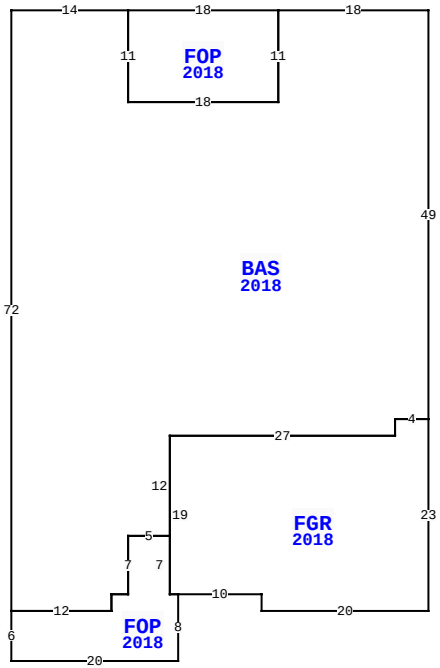
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,694	100	2018	2,694	376,714
FGR	637	55	2018	350	48,942
FOP	171	30	2018	51	7,131
FOP	198	30	2018	59	8,250
TOTALS	3,700			3,154	441,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,154	108.6520	143.42	452,347	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2024 Heated Area: 2694 HX Base Yr 2024



85040 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		441,038
TOTAL MARKET OB/XF VALUE		13,387
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		529,425
SOH/AGL Deduction		260,118
ASSESSED VALUE		269,307
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		218,585
TOTAL JUST VALUE		529,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012298	RES NEW SCREEN EN	35,000	11/01/2024
18004633	CO ISSUED	0	05/08/2018
17009946	NEW CONSTR	346,852	11/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	6/26/2023	CN	Q	I	01	595,000
GRANTOR: EADIE ERIK P & MARIAL						
GRANTEE: IZZARD RICHARD						
2197/1249	5/18/2018	SW	Q	I	01	342,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: EADIE ERIK P & MARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] W18 S11 E18 N11$ S11 W18 N11 W14 S72 FOP=[YR=2018] S6 E20 N8 FGR=[YR=2018] E10 S2 E20 N23 W4 S2 W27 S19 E1$ W1 N7 W5 S7 W2 S2 W12$ E12 N2 E2 N7 E5 N12 E27 N2 E4 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	0855	CONC PAVER	0	100	0	0	1,080.00	SF	10.00	10.00	100	2018	2018	3	97	10,476	
2	0462	ST/AL FNC	0	100	62	4	248.00	SF	10.00	10.00	100	2018	2018	3	84	2,083	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2018	2018	3	92	828	

LAND DESCRIPTION

TOTAL OB/XF 13,387

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 06/12/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS