LOT 126
IN OR 2240/344
HAMPTON LAKES #2 PBK 8/165

PETROSKY MARK A & NANCY J
85030 BISTINEAU CT
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0126-0000

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	08	SHT VINYL 100
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

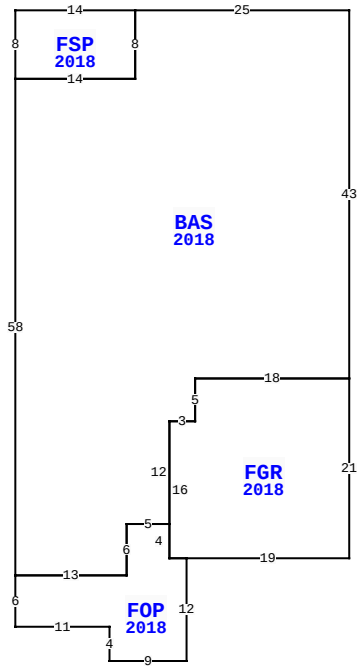
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	2018	1,964	272,490
FGR	426	55	2018	234	32,466
FOP	190	30	2018	57	7,908
FSP	112	40	2018	45	6,244
TOTALS	2,692			2,300	319,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,300	107.8000	142.30	327,290	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 1964 HX Base Yr 2019



85030 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		319,108
TOTAL MARKET OB/XF VALUE		13,205
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		407,313
SOH/AGL Deduction		143,433
ASSESSED VALUE		263,880
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		213,158
TOTAL JUST VALUE		407,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011762	CO ISSUED	0	11/29/2018
18005760	NEW CONSTR	261,816	06/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2240/0344	11/28/2018	SW	Q	I	02	298,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PETROSKY MARK A & N						
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=2018] W25 FSP=[YR=2018] W14 S8 E14 N8$ S8 W14 S58
FOP=[YR=2018] S6 E11 S4 E9 N12 FGR=[YR=2018] E19 N21 W18 S5
W3 S16 E2$ W2 N4 W5 S6 W13$ E13 N6 E5 N12 E3 N5 E18 N43$.

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	764.00	SF	10.00	10.00	100	2018	2018	3	97	7,411	
2	0462	ST/AL FNC	0	100	156	4	624.00	SF	10.00	10.00	100	2018	2018	3	84	5,242	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	

LAND DESCRIPTION

TOTAL OB/XF 13,205

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