LOT 128
IN OR 2219/957
HAMPTON LAKES #2 PBK 8/165

RVDV INVESTORS LLC
96249 LIGHT WIND DRIVE
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0128-0000

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 60
Interior Floo	14	CARPET 40
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

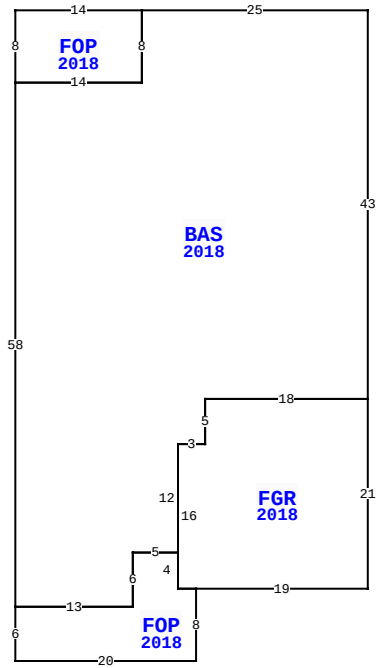
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	2018	1,964	291,812
FGR	426	55	2018	234	34,768
FOP	112	30	2018	34	5,051
FOP	154	30	2018	46	6,835
TOTALS	2,656			2,278	338,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,278	115.4440	152.39	347,144	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 0 Heated Area: 1964 HX Base Yr



85010 BISTINEAU CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	338,465
TOTAL MARKET OB/XF VALUE	10,252
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	423,717
SOH/AGL Deduction	20,993
ASSESSED VALUE	402,724
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	402,724
TOTAL JUST VALUE	423,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	407,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008396	CO ISSUED	0	08/16/2018
18005831	ADDITION	3,465	01/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2219/0957	8/23/2018	SW	Q	I	01	292,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: RVDV INVESTORS LLC						
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 FOP=[YR=2018] W14 S8 E14 N8$ S8 W14 S58
FOP=[YR=2018] S6 E20 N8 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	0	0	0	716.00	SF	10.00	10.00	100	2018	2018	3	97	6,945	
2	0910	SCRN RM L	0	0	15	10	150.00	SF	15.00	15.00	100	2018	2018	3	78	1,755	
3	0855	CONC PAVER	0	0	16	10	160.00	SF	10.00	10.00	100	2018	2018	3	97	1,552	

LAND DESCRIPTION

TOTAL OB/XF 10,252

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	0		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