



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	02	Quality Level 02
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	293,630
FGR	426	55	2018	234	34,984
FOP	154	30	2018	46	6,877
FSP	112	40	2018	45	6,728
TOTALS	2,656			2,289	342,220

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,289	110.8821	154.13	352,804	2018	2018	0	0	3.00	97.00
1 SNGL FAM 100% - 2019 Heated Area: 1964 HX Base Yr 2019											
85071 BISTINEAU CT, FERNANDINA BEACH											

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

L N	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
2	0911	SCRN RM A	0 100	39 10	390.00	SF	18.00	18.00	100	2018	2018	3	74	5,195	

LAND DESCRIPTION										TOTAL OB/XF										5,195	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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					

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4			
VALUATION SUMMARY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										342,220			
TOTAL MARKET OB/XF VALUE										5,195			
TOTAL LAND VALUE - MARKET										75,000			
TOTAL MARKET VALUE										422,415			
SOH/AGL Deduction										162,227			
ASSESSED VALUE										260,188			
TOTAL EXEMPTION VALUE										51,411			
BASE TAXABLE VALUE										208,777			
TOTAL JUST VALUE										422,415			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										441,559			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006095	CO ISSUED	0	06/14/2018
B1801185	NEW CONSTR	255,333	02/02/2018
18002973	REPAIR/RRF	4,000	01/01/2018

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2290/1725	7/03/2019	WD	U	I	11	100			
GRANTOR:ROSSON STEPHEN M & KA									
GRANTEE: ROSSON HOMESTEAD TR									
2205/1814	6/15/2018	SW	Q	I	02	323,400			
GRANTOR:AVH NORTH FLORIDA LLC									
GRANTEE: ROSSON STEPHEN M &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2018] W14 BAS=[YR=2018] W25 S43 FGR=[YR=2018] S21 E19 FOP=[YR=2018] S8 E20 N6 W13 N6 W5 S4 W2\$ E2 N16 W3 N5 W18\$ E18 S5 E3 S12 E5 S6 E13 N58 W14 N8\$ S8 E14 N8\$.									