LOT 261
IN OR 2508/848
AMELIA NATIONAL #1B PB 7/191

FIELD ROBERT K JR & KERI L
95024 KESTREL CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0261-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 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		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

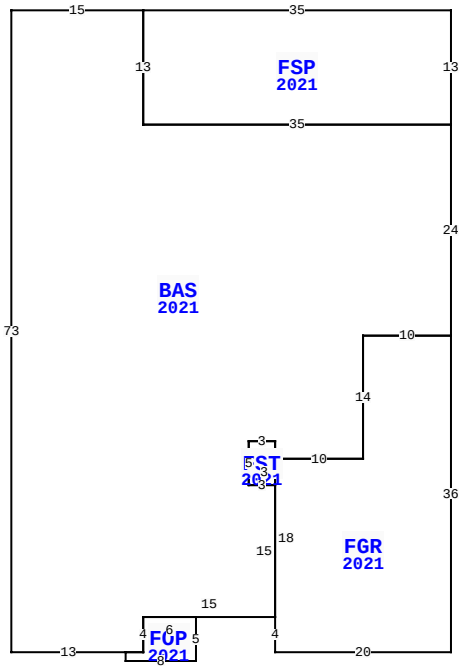
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,540	100	2,540	393,627
FGR	580	55	319	49,436
FOP	32	30	10	1,550
FSP	455	40	182	28,205
FST	15	55	8	1,240
TOTALS	3,622		3,059	474,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,059	109.2960	155.75	476,439	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2022 Heated Area: 2540 HX Base Yr 2022



95024 KESTREL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 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		474,057
TOTAL MARKET OB/XF VALUE		12,610
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		601,667
SOH/AGL Deduction		53,771
ASSESSED VALUE		547,896
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		497,896
TOTAL JUST VALUE		601,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,938

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011261	CO ISSUED	0	10/07/2021
B2011261	NEW CONSTR	354,825	11/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/0848	10/22/2021	SW	Q	I	01	705,000
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: FIELD ROBERT K JR &						
2085/1915	8/29/2016	WD	U	V	11	100
GRANTOR: FF FLORIDA SOUTHERN H						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W35 BAS=[YR=2021] W15 S73 E13 FOP=[YR=2021] S1 E8 N5 W6 S4 W2$ E2 N4 E15 FGR=[YR=2021] S4 E20 N36 W10 S14 W10 FST=[YR=2021] N2 W3 S5 E3 N3$ S18$ N15 W3 N5 E3 S2 E10 N14 E10 N24 W35 N13$ S13 E35 N13$.

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	1,061.00	SF	10.00	10.00	100	2021	2021	3	100	10,610	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 12,610

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 12/28/2021 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS