LOT 262
AMELIA NATIONAL #1B PB 7/191

THEDINGA PAUL & EILEEN
683 BARTON RUN BLVD
MARLTON, NJ 08053

2023

26-2N-28-006A-0262-0000

BUILDING CHARACTERISTICS

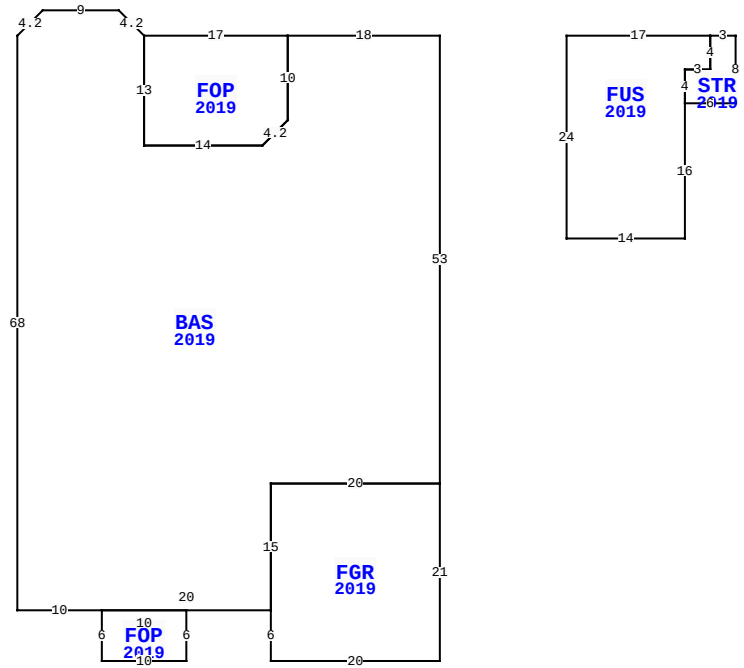
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,920	100	2,920	429,360
FGR	420	55	231	33,967
FOP	60	30	18	2,647
FOP	217	30	65	9,557
FUS	348	100	348	51,170
STR	36	10	4	588
TOTALS	4,001		3,586	527,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,586	104.7600	149.28	535,318	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 0% - 0 Heated Area: 3268 HX Base Yr



95040 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	527,288
TOTAL MARKET OB/XF VALUE	6,257
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	648,545
SOH/AGL Deduction	34,700
ASSESSED VALUE	613,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	613,845
TOTAL JUST VALUE	648,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	558,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1803598	CO ISSUED	0	01/31/2019
B1803598	NEW CONSTR	414,953	04/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2451/1672	4/02/2021	WD	Q	I	01	575,000
GRANTOR: PULLIAM VINCENT B & E						
GRANTEE: THEDINGA PAUL & EIL						
2253/0810	1/31/2019	WD	Q	I	01	452,100
GRANTOR: RIVERSIDE HOMES OF N						
GRANTEE: PULLIAM VINCENT B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 FOP=[YR=2019] W17 S13 E14 R3 U3 N10$ S10 D3 L3 W14 N13 U3 L3 W9 L3 D3 S68 E10 FOP=[YR=2019] S6 E10 N6 W10$ E20 FGR=[YR=2019] S6 E20 N21 W20 S15$ N15 E20 N53$ PTR=E15 FUS=[YR=2019] S24 E14 N16 STR=[YR=2019] E6 N8 W3 S4 W3 S4$ N4 E3 N4 W17$ W15$.

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	3	21	63.00	SF	10.00	10.00	100	2019	2019	3	99	624	
2	0855	CONC PAVER	0	0	0	0	569.00	SF	10.00	10.00	100	2019	2019	3	99	5,633	

LAND DESCRIPTION

TOTAL OB/XF 6,257

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	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 11/08/2019 BY KWNW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS