



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	2,415	100	2,415	376,296
FGR	671	55	369	57,496
FOP	76	30	23	3,584
FOP	400	30	120	18,698
TOTALS	3,562		2,927	456,074

EXTRA FEATURES									
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,215.00	SF	10.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0462	ST/AL FNC	0	100	210	0	840.00	SF	10.00
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,927	110.4500	157.39	460,681	2020	2020	0	0
1 SFR CUST - 100% - 2021									
Heated Area: 2415									
HX Base Yr 2021									
95056 KESTREL CT, FERNANDINA BEACH									

TOTAL OB/XF									
24,062									
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,215.00	SF	10.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY									
STANDARD									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
456,074									
TOTAL MARKET OB/XF VALUE									
24,062									
TOTAL LAND VALUE - MARKET									
115,000									
TOTAL MARKET VALUE									
595,136									
SOH/AGL Deduction									
310,476									
ASSESSED VALUE									
284,660									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
234,660									
TOTAL JUST VALUE									
595,136									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
508,040									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C204051	CO ISSUED	0	12/11/2020
B204051	NEW CONSTR	339,212	05/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2417/0213	12/14/2020	WD	Q	I	02	491,400
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: HUFFMAN JOHN R & LI						
2295/0727	7/24/2019	SW	U	V	30	210,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2020] W20 S10 BAS=[YR=2020] W30 S45 FGR=[YR=2020] S22 E20 N1 E9 FOP=[YR=2020] S2 E8 N12 W6 S10 W2\$ E2 N21 W31\$ E31 S11 E6 S12 E13 N58 W20 N10\$ S10 E20 N20\$.									