LOT 265
AMELIA NATIONAL #1B PB 7/191

SCHIRLING ROBERT & ROVENA A
63-46 252ND ST
LITTLE NECK, NY 11362

2023

26-2N-28-006A-0265-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

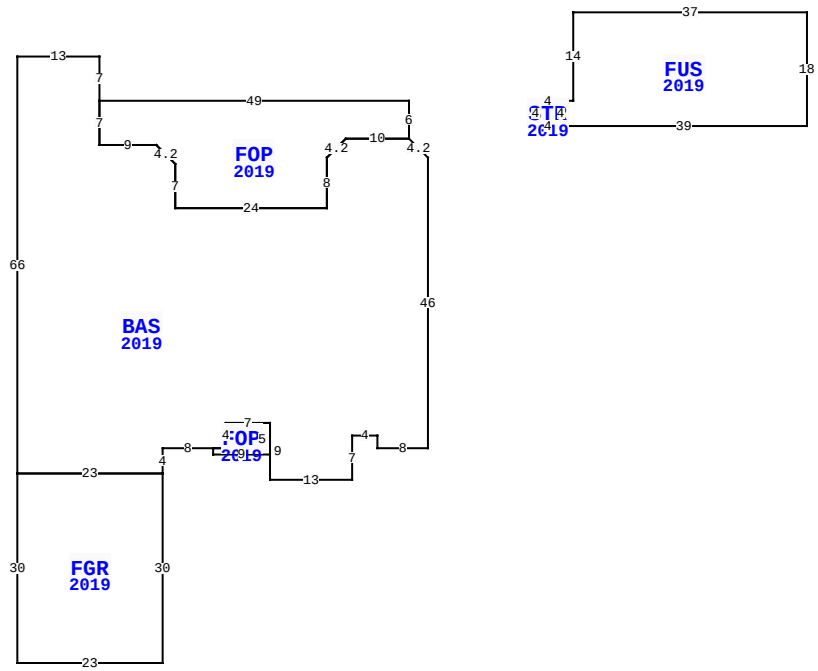
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	3,186	100	3,186	501,423
FGR	690	55	380	59,805
FOP	37	30	11	1,732
FOP	579	30	174	27,385
FUS	674	100	674	106,077
STR	16	10	2	315
TOTALS	5,182		4,427	696,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,427	112.1296	159.78	707,346	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 0% - 0 Heated Area: 3860 HX Base Yr



95092 KESTREL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	696,736
TOTAL MARKET OB/XF VALUE	97,750
TOTAL LAND VALUE - MARKET	115,000
TOTAL MARKET VALUE	909,486
SOH/AGL Deduction	197,439
ASSESSED VALUE	712,047
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	712,047
TOTAL JUST VALUE	909,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	764,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905060	CO ISSUED	0	11/22/2019
B1911574	SCRN ENCLSRE	11,500	11/05/2019
B1907634	SWIM POOL	49,300	09/01/2019
B1905060	NEW CONSTR	522,084	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2324/0735	12/09/2019	WD	Q	I	01	785,400
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: SCHIRLING ROBERT &						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W49 BAS=[YR=2019] N7 W13 S66 FGR=[YR=2019] S30 E23 N30 W23$ E23 N4 E8 FOP=[YR=2019] S1 E9 N5 W7 S4 W2$ E2 N4 E7 S9 E13 N7 E4 S2 E8 N46 U3 L3 W10 D3 L3 S8 W24 N7 U3 L3 W9 N7$ S7 E9 D3 R3 S7 E24 N8 U3 R3 E10 N6$ PTR= E20 STR2019 = E4 FUS=[YR=2019] E2 N14 E37 S18 W39 N4 $ S4 W4 N4$ W20$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	0	0	0	1,342.00	SF	10.00	10.00	100	2019	2019	3	99	13,286	
3	0861	POOL GUNIT	0	0	0	0	475.00	SF	85.00	85.00	100	2019	2019	3	93	37,549	
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800	
5	0911	SCRN RM A	0	0	0	0	1,459.00	SF	21.88	21.88	100	2019	2019	3	90	28,724	
6	0855	CONC PAVER	0	0	0	0	984.00	SF	12.50	12.50	100	2019	2019	3	99	12,177	
7	0350	CARPORT WD	0	0	8	8	64.00	SF	13.00	13.00	100	2019	2019	3	90	749	

LAND DESCRIPTION

TOTAL OB/XF 97,750

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	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 11/12/2019 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS