



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 90
Exterior Wall	11 BD/BTN AVG 10
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

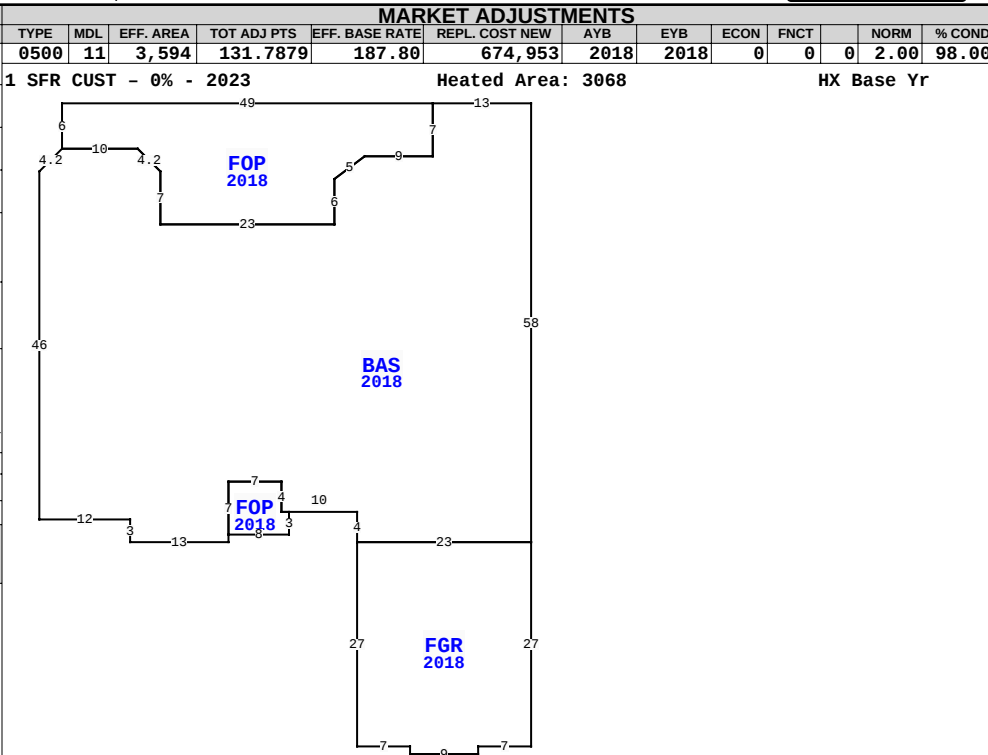
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4042.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,068	100	3,068	564,647
FGR	630	55	346	63,679
FOP	52	30	16	2,945
FOP	548	30	164	30,183

TOTALS	4,298	3,594	661,454
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	1,420.00	SF	4.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	0	0	0	933.00	SF	21.88
4	0861	POOL GUNIT	0	0	28	13	364.00	SF	85.00
5	0855	CONC PAVER	0	0	0	0	569.00	SF	10.00
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00

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	0		PUD	0.00	0.00	1.00



95041 KESTREL CT, FERNANDINA BEACH	BLD DATE	LGL DATE	06/12/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0812	CONCRETE C	0	0	0	0	1,420.00	SF	4.00	4.00	100	2018	2018	3	98	5,566	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465	
3	0911	SCRN RM A	0	0	0	0	933.00	SF	21.88	21.88	100	2019	2019	3	90	18,368	
4	0861	POOL GUNIT	0	0	28	13	364.00	SF	85.00	85.00	100	2019	2019	3	93	28,774	
5	0855	CONC PAVER	0	0	0	0	569.00	SF	10.00	10.00	100	2019	2019	3	99	5,633	
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800	

TOTAL OB/XF										63,606							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				661,454	
TOTAL MARKET OB/XF VALUE				63,606	
TOTAL LAND VALUE - MARKET				115,000	
TOTAL MARKET VALUE				840,060	
SOH/AGL Deduction				0	
ASSESSED VALUE				840,060	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				840,060	
TOTAL JUST VALUE				840,060	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				640,498	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B190543	SCRN ENCLSRE	21,510	02/01/2019
B1808056	SWIM POOL	38,500	10/01/2018
C1706179	CO ISSUED	0	04/03/2018
B1706179	NEW CONSTR	392,916	07/11/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2583/1773	8/12/2022	WD	Q	I	02
GRANTOR: DAVIDSON SHARON SEPER					
GRANTEE: GIBBONS REVOCABLE T					
2555/0028	3/31/2022	WD	U	I	11
GRANTOR: SIMPSON MARK & ANN (H					
GRANTEE: DAVIDSON SHARON SEP					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W13 FOP=[YR=2018] W49 S6 E10 D3 R3 S7 E23 N6 R4 U3 E9 N7\$ S7 W9 L4 D3 S6 W23 N7 U3 L3 W10 D3 L3 S46 E12 S3 E13 N1 FOP=[YR=2018] E8 N3 W1 N4 W7 S7\$ N7 E7 S4 E10 S4 FGR=[YR=2018] S27 E7 S1 E9 N1 E7 N27 W23\$ E23 N58\$.									