LOT 262
AMELIA NATIONAL #1B PB 7/191

THEDINGA PAUL & EILEEN
95040 KESTREL CT
FERNANDINA BEACH, FL 32034

2024

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

BUILDING CHARACTERISTICS

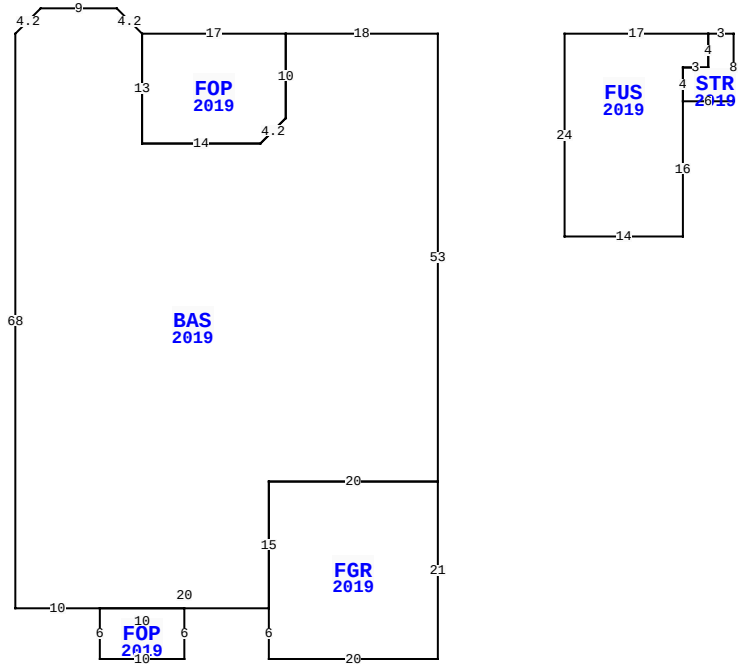
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	571,089
FGR	420	55	231	45,179
FOP	60	30	18	3,520
FOP	217	30	65	12,713
FUS	348	100	348	68,061
STR	36	10	4	782
TOTALS	4,001		3,586	701,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,586	133.0452	199.57	715,658	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2024 Heated Area: 3268 HX Base Yr 2024



95040 KESTREL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 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		701,345
TOTAL MARKET OB/XF VALUE		6,193
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		872,538
SOH/AGL Deduction		0
ASSESSED VALUE		872,538
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		822,538
TOTAL JUST VALUE		872,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		648,545

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	100	3	21	63.00	SF	10.00	10.00	100	2019	2019	3	98	617	
2	0855	CONC PAVER	0	100	0	0	569.00	SF	10.00	10.00	100	2019	2019	3	98	5,576	

LAND DESCRIPTION

TOTAL OB/XF 6,193

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 11/08/2019 BY KWNW Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS