



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	500,518
FGR	671	55	369	76,476
FOP	76	30	23	4,766
FOP	400	30	120	24,870
TOTALS	3,562		2,927	606,632

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,927	140.2715	210.41	615,870	2020	2020	0	0	1.50	98.50
1 SFR CUST - 100% - 2021 Heated Area: 2415 HX Base Yr 2021											
95056 KESTREL CT, FERNANDINA BEACH											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0855	CONC PAVER	0	100	0	0	1,215.00	SF	10.00	10.00	100	2020	2020	3
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3
3	0462	ST/AL FNC	0	100	210	0	840.00	SF	10.00	10.00	100	2020	2020	3
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3

LAND DESCRIPTION														
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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		606,632	
TOTAL MARKET OB/XF VALUE		23,882	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		795,514	
SOH/AGL Deduction		502,314	
ASSESSED VALUE		293,200	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		243,200	
TOTAL JUST VALUE		795,514	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		595,136	

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\$.														