

RUNK NORMAN R JR & UNI KYONG
95072 KESTREL CT
FERNANDINA BEACH, FL 32034

2024



BUILDING CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 16 WD FR STUC 100										0500 01 4,194 100.7600 151.14 633,881 2007 2007 0 0 0 8.00 92.00										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SFR CUST - 100% - 2020 Heated Area: 3666 HX Base Yr 2020										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 583,171									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 38,839									
Interior Floo 11 CLAY TILE 50																				TOTAL LAND VALUE - MARKET 165,000									
Interior Floo 14 CARPET 50																				TOTAL MARKET VALUE 787,010									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 388,149									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 398,861									
Bedrooms 5 100																				TOTAL EXEMPTION VALUE HX HB VX 55,000									
Bathrooms 4 100																				BASE TAXABLE VALUE 343,861									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 787,010									
Stories 1.5 1.5 100																				NCON VALUE 0									
Units 0 100										INCOME VALUE																			
Occupancy 00 NONE 100										PREVIOUS YEAR MKT VALUE 711,272																			
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 2,840 100 2,840 394,899																													
FGR 587 55 323 44,913																													
FOP 91 30 27 3,755																													
FSP 412 40 165 22,943																													
FST 24 55 13 1,808																													
FUS 826 100 826 114,855																													
TOTALS 4,780 4,194 583,171																													
EXTRA FEATURES 95072 KESTREL CT, FERNANDINA BEACH										BLD DATE LGL DATE 04/18/2024 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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2007 2007 3 91 3,185																													
2 0855 CONC PAVER 0 100 0 0 2,475.00 SF 10.00 10.00 100 2019 2019 3 98 24,255																													
3 0462 ST/AL FNC 0 100 110 0 440.00 SF 10.00 10.00 100 2012 2012 3 68 2,992																													
4 0463 FENCE GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2012 2012 3 83 249																													
5 0855 CONC PAVER 0 100 0 0 824.00 SF 10.00 10.00 100 2020 2020 3 99 8,158																													
LAND DESCRIPTION TOTAL OB/XF 38,839																													
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS																													