

LOT 269
IN OR 2238/167
AMELIA NATIONAL #1B PB 7/191

PASKOWSKI WALTER A JR & VIVIAN
95069 KESTREL CT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0269-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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

MKT NUM 04

NEIGHBORHOOD/LOC 4042.00

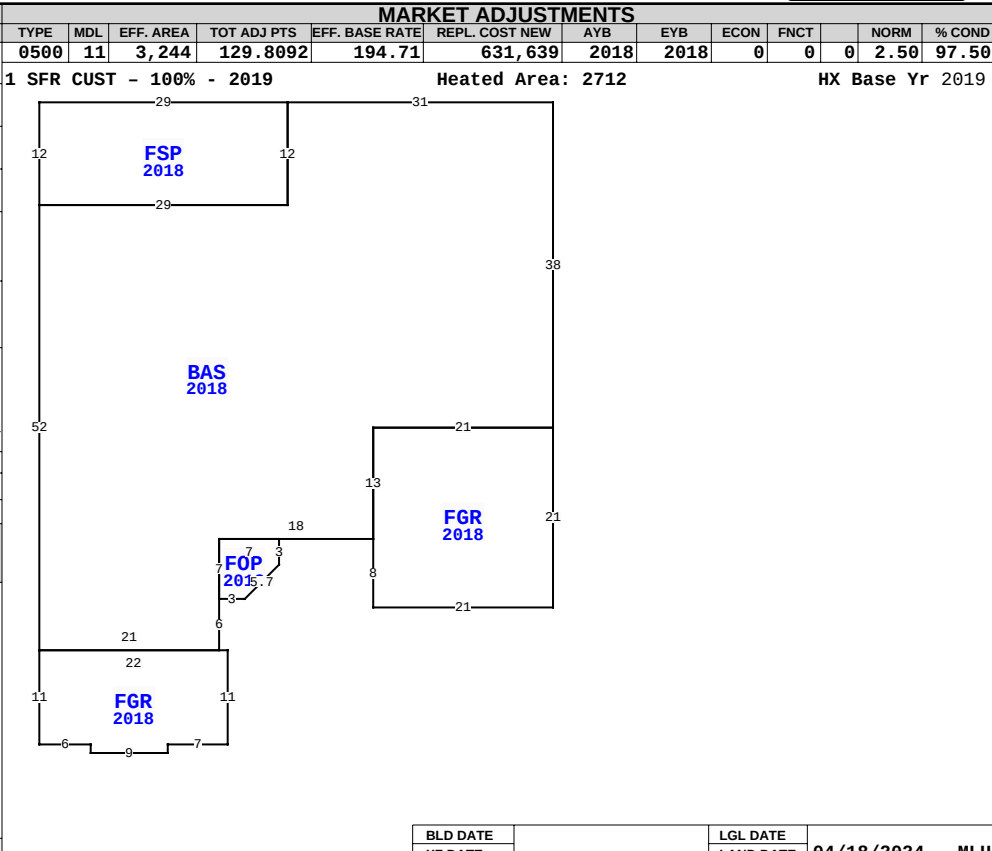
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100	2,712	514,853
FGR	251	55	138	26,198
FGR	441	55	243	46,132
FOP	41	30	12	2,279
FSP	348	40	139	26,388
TOTALS	3,793		3,244	615,848

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	% 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	2018	2018	3	98	3,430	
2	0855	CONC PAVER	0 100	9	4	36.00	SF	10.00	10.00	100	2018	2018	3	97	349	
3	0855	CONC PAVER	0 100	0	0	773.00	SF	10.00	10.00	100	2018	2018	3	97	7,498	
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	7,500.00	7,500.00	100	2018	2018	3	82	6,150	
5	0861	POOL GUNIT	0 100	0	0	391.00	SF	85.00	85.00	100	2018	2018	3	87	28,914	
6	0855	CONC PAVER	0 100	0	0	890.00	SF	10.00	10.00	100	2018	2018	3	97	8,633	
7	0911	SCRN RM A	0 100	61	21	1,281.00	SF	17.50	17.50	100	2018	2018	3	82	18,382	
8	0462	ST/AL FNC	0 100	194	0	768.00	SF	10.00	10.00	100	2018	2018	3	87	6,682	
9	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							



95069 KESTREL CT, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/18/2024 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,244	129.8092	194.71	631,639	2018	2018	0	0	2.50	97.50

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		615,848
TOTAL MARKET OB/XF VALUE		80,602
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		861,450
SOH/AGL Deduction		417,937
ASSESSED VALUE		443,513
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		393,513
TOTAL JUST VALUE		861,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		684,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802409	CO ISSUED	0	11/14/2018
B1807399	SWIM POOL	70,000	10/01/2018
B1802409	NEW CONSTR	357,092	03/07/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2238/0167	11/15/2018	WD Q	I	01	
GRANTOR: AMELIA NATIONAL CONST					SALE PRICE
GRANTEE: PASKOWSKI WALTER A					559,000
2196/1114	5/11/2018	SW U	V	30	
GRANTOR: AMELIA NATIONAL ENTER					138,000
GRANTEE: AMELIA NATIONAL CON					

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2018] W31 FSP=[YR=2018] W29 S12 E29 N12\$ S12 W29
S52 FGR=[YR=2018] S11 E6 S1 E9 N1 E7 N11 W22\$ E21 N6
FOP=[YR=2018] E3 U4 R4 N3 W7 S7\$ N7 E18 FGR=[YR=2018] S8
E21 N21 W21 S13\$ N13 E21 N38\$.