



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
	YEAR	TOT ADJ AREA
		SUBAREA MARKET VALUE
BAS	2,840	100
	2007	2,840
		413,697
FGR	587	55
	2007	323
		47,051
FOP	91	30
	2007	27
		3,933
FSP	412	40
	2007	165
		24,035
FST	24	55
	2007	13
		1,894
FUS	826	100
	2007	826
		120,322
TOTALS	4,780	
		4,194
		610,932

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,194	100.7600	159.20	667,685	2007	2007	0	0	8.50	91.50
1 SFR CUST - 100% - 2020						Heated Area: 3666		HX Base Yr 2020			
BLD DATE							LGL DATE				
XF DATE							LAND DATE				
95072 KESTREL CT, FERNANDINA BEACH							05/08/2025				
							MLU				

TOTALS		4,780				4,194		610,932		95072 KESTREL CT, FERNANDINA BEACH					XF DATE				LAND DATE		05/08/2025		MLU	
															INC DATE				AG DATE					
L	OB/XF	DESCRIPTION		BLD	CAP	L	W	UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG	YEAR	YEAR		Q	%	OB/XF MKT		NOTES	
N	CODE														COND	ON	ACTUAL			COND	VALUE			
1	0500	FP-PRE FAB		0	100	0	0	1.00		UT	3,500.00		3,500.00		100	2007	2007		3	90	3,150			
2	0855	CONC PAVER		0	100	0	0	2,475.00		SF	10.00		10.00		100	2019	2019		3	97	24,008			
3	0462	ST/AL FNC		0	100	110	0	440.00		SF	10.00		10.00		100	2012	2012		3	64	2,816			
4	0463	FENCE GATE		0	100	0	0	1.00		UT	300.00		300.00		100	2012	2012		3	81	243			
5	0855	CONC PAVER		0	100	0	0	824.00		SF	10.00		10.00		100	2020	2020		3	98	8,075			
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