LOT 265
AMELIA NATIONAL #1B PB 7/191

SCHIRLING ROBERT & ROVENA A
63-46 252ND ST
LITTLE NECK, NY 11362

2025

26-2N-28-006A-0265-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

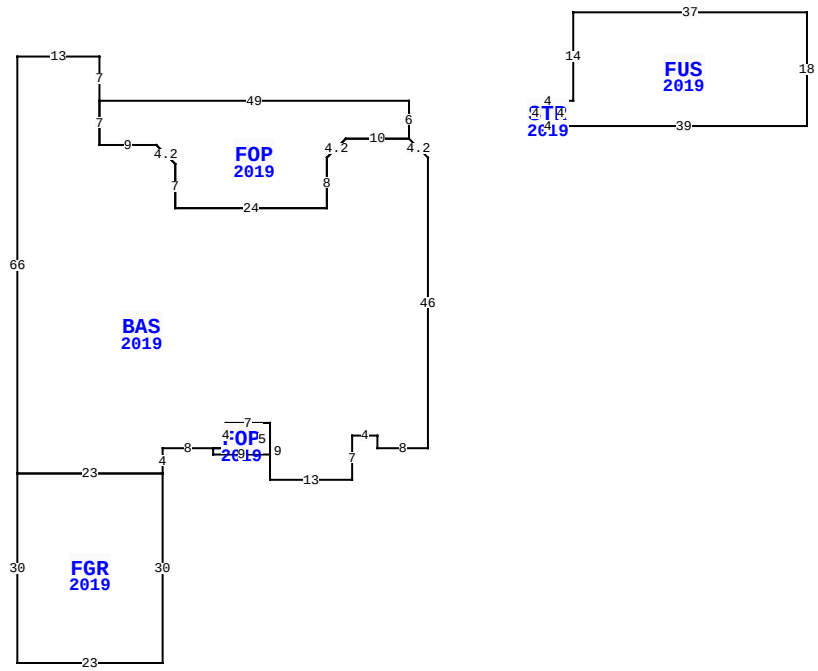
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	3,186	100	2019	3,186	607,757
FGR	690	55	2019	380	72,488
FOP	37	30	2019	11	2,098
FOP	579	30	2019	174	33,192
FUS	674	100	2019	674	128,571
STR	16	10	2019	2	381
TOTALS	5,182			4,427	844,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,427	123.8301	195.65	866,143	2019	2019	0	0	0	2.50	97.50

1 SFR CUST – 0% - 0 Heated Area: 3860 HX Base Yr



95092 KESTREL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	844,489
TOTAL MARKET OB/XF VALUE	91,997
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	1,136,486
SOH/AGL Deduction	274,909
ASSESSED VALUE	861,577
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	861,577
TOTAL JUST VALUE	1,136,486
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,065,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905060	CO ISSUED	0	11/22/2019
B1911574	SCRN ENCLSRE	11,500	11/05/2019
B1907634	SWIM POOL	49,300	09/01/2019
B1905060	NEW CONSTR	522,084	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2324/0735	12/09/2019	WD	Q	I	01	785,400
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: SCHIRLING ROBERT &						
1599/0347	12/22/2008	WD	U	V	19	100
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ICI JACKSONVILLE RE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W49 BAS=[YR=2019] N7 W13 S66 FGR=[YR=2019] S30 E23 N30 W23$ E23 N4 E8 FOP=[YR=2019] S1 E9 N5 W7 S4 W2$ E2 N4 E7 S9 E13 N7 E4 S2 E8 N46 U3 L3 W10 D3 L3 S8 W24 N7 U3 L3 W9 N7$ S7 E9 D3 R3 S7 E24 N8 U3 R3 E10 N6$ PTR= E20 STR2019 = E4 FUS=[YR=2019] E2 N14 E37 S18 W39 N4 $ S4 W4 N4$ W20$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	0855	CONC PAVER	0	0	0	0	1,342.00	SF	10.00	10.00	100	2019	2019	3	97	13,017	
3	0861	POOL GUNIT	0	0	0	0	475.00	SF	85.00	85.00	100	2019	2019	3	87	35,126	
4	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	82	1,640	
5	0911	SCRN RM A	0	0	0	0	1,459.00	SF	21.88	21.88	100	2019	2019	3	82	26,171	
6	0855	CONC PAVER	0	0	0	0	984.00	SF	12.50	12.50	100	2019	2019	3	97	11,931	
7	0350	CARPORT WD	0	0	8	8	64.00	SF	13.00	13.00	100	2019	2019	3	82	682	

LAND DESCRIPTION

TOTAL OB/XF 91,997

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	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 11/12/2019 BY KW Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS