LOT 266
AMELIA NATIONAL #1B PB 7/191

MARSHALL STEVEN & JULIE
95100 KESTREL CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0266-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

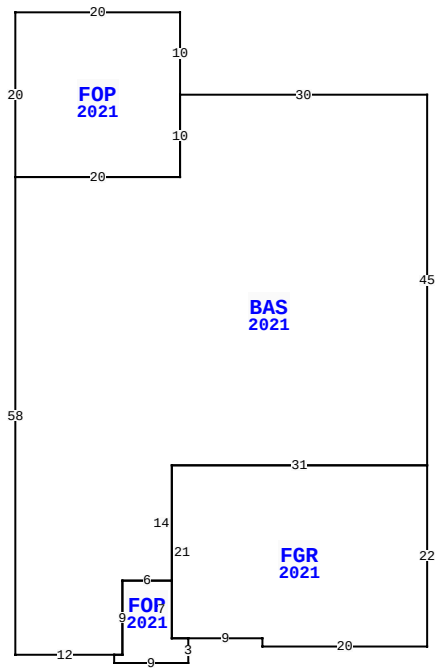
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,433	100	2021	2,433	507,173
FGR	671	55	2021	369	76,920
FOP	67	30	2021	20	4,170
FOP	400	30	2021	120	25,015
TOTALS	3,571			2,942	613,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,942	133.9444	211.63	622,615	2021	2021	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2022 Heated Area: 2433 HX Base Yr 2022



95100 KESTREL CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		613,276
TOTAL MARKET OB/XF VALUE		77,279
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		890,555
SOH/AGL Deduction		284,727
ASSESSED VALUE		605,828
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		555,106
TOTAL JUST VALUE		890,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		828,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2007182	CO ISSUED	0	05/07/2021
B2102134	SCRN ENCLSR	6,960	02/23/2021
B2013217	SWIM POOL	67,088	01/05/2021
B2007182	NEW CONSTR	343,652	09/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/1333	5/07/2021	WD	Q	I	02	634,800
GRANTOR: FF FLORIDA RESIDENTIA						
GRANTEE: MARSHALL STEVEN & J						
2085/1915	8/29/2016	WD	U	V	11	100
GRANTOR: FF FLORIDA SOUTHERN H						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 FOP=[YR=2021] N10 W20 S20 E20 N10$ S10 W20 S58 E12 FOP=[YR=2021] S1 E9 N3 FGR=[YR=2021] E9 S1 E20 N22 W31 S21 E2$ W2 N7 W6 S9 W1$ E1 N9 E6 N14 E31 N45$.

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	0855	CONC PAVER	0	100	0	0	899.00	SF	10.00	10.00	100	2021	2021	3	99	8,900	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
3	0911	SCRN RM A	0	100	0	0	1,300.00	SF	17.50	17.50	100	2021	2021	3	90	20,475	
4	0861	POOL GUNIT	0	100	0	0	478.00	SF	85.00	85.00	100	2021	2021	3	93	37,786	
5	0855	CONC PAVER	0	100	0	0	822.00	SF	10.00	10.00	100	2021	2021	3	99	8,138	

LAND DESCRIPTION

TOTAL OB/XF 77,279

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 12/28/2021 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS