LOT 267
AMELIA NATIONAL #1B PB 7/191

ARA JOHN LUIS & SANDRA YNEZ L/E/
95097 KESTREL CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0267-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

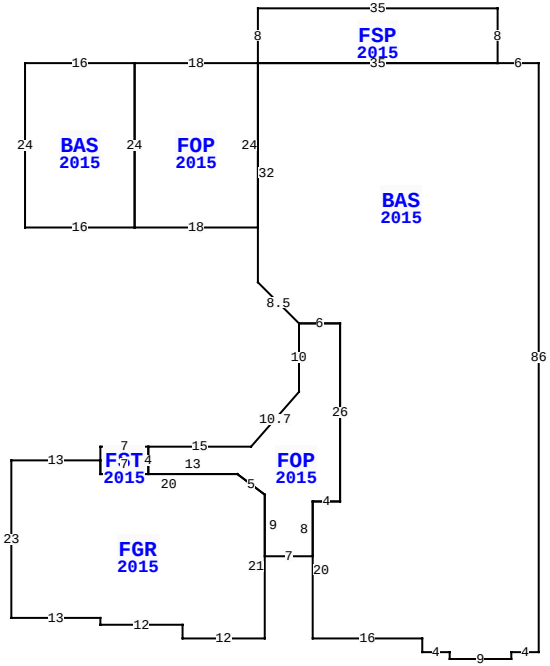
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	2015	384	82,241
BAS	2,997	100	2015	2,997	641,862
FGR	845	55	2015	465	99,588
FOP	354	30	2015	106	22,702
FOP	432	30	2015	130	27,842
FSP	280	40	2015	112	23,987
FST	28	55	2015	15	3,213
TOTALS	5,320			4,209	901,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,209	141.9352	224.26	943,910	2015	2015	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2016 Heated Area: 3381 HX Base Yr 2016



95097 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		901,434
TOTAL MARKET OB/XF VALUE		41,952
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,143,386
SOH/AGL Deduction		519,417
ASSESSED VALUE		623,969
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		573,247
TOTAL JUST VALUE		1,143,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,068,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530503	CO ISSUED	0	10/28/2015
B1530694	SWIM POOL	35,400	06/01/2015
B1530503	NEW CONSTR	442,803	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2745/993	10/18/2024	LE	U	I	11	100
GRANTOR: ARA JOHN L & SANDRA Y						
GRANTEE: ARA FAMILY REVOCABL						
2013/0140	10/30/2015	WD	Q	I	01	695,100
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: ARA JOHN LUIS & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W6 FSP=[YR=2015] N8 W35 S8 E35$ W35
FOP=[YR=2015] W18 BAS=[YR=2015] W16 S24 E16 N24$ S24 E18
N24$ S32 D6 R6 FOP=[YR=2015] S10 D8 L7 W15 FST=[YR=2015]
W7 S2 FGR=[YR=2015] W13 S23 E13 S1 E12 S2 E12 N21 U3 L4 W20
N2$ S2 E7 N4$ S4 E13 D3 R4 S9 E7 N8 E4 N26 W6$ E6 S26 W4
S20 E16 S2 E4 S1 E9 N1 E4 N86$.

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	1,117.00	SF	10.00	10.00	100	2015	2015	3	95	10,612	
2	0855	CONC PAVER	0	100	0	0	84.00	SF	10.00	10.00	100	2015	2015	3	95	798	
3	0861	POOL GUNIT	0	100	0	0	246.00	SF	85.00	85.00	100	2015	2015	3	75	15,683	
4	0855	CONC PAVER	0	100	0	0	144.00	SF	10.00	10.00	100	2015	2015	3	95	1,368	
5	0855	CONC PAVER	0	100	0	0	786.00	SF	10.00	10.00	100	2015	2015	3	95	7,467	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	65	3,250	
7	1126	CB/STC 8"	0	100	0	0	365.00	SF	8.00	8.00	100	2015	2015	3	95	2,774	

LAND DESCRIPTION

TOTAL OB/XF 41,952

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	000134	C	RES POND	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 07/23/2020 BY KWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS