LOT 268
AMELIA NATIONAL #1B PB 7/191

ZARAGOZA JOSE L & ELSIE L
95081 KESTREL CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0268-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

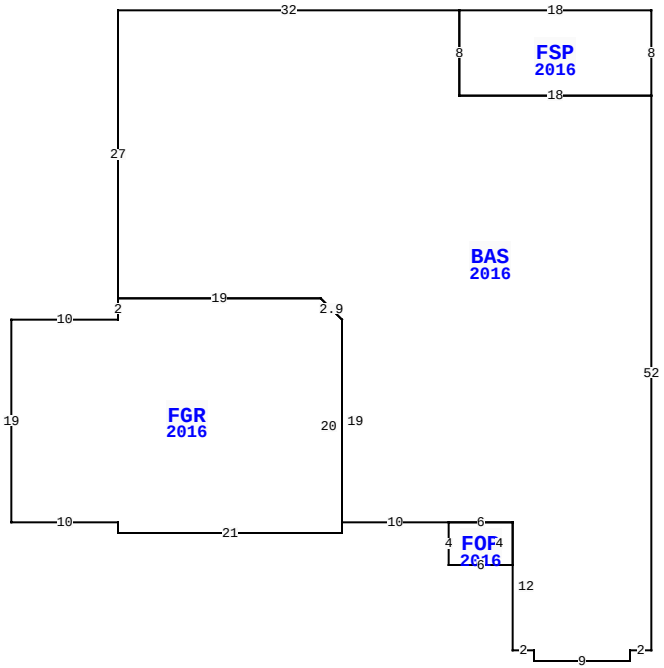
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	2016	1,982	440,765
FGR	650	55	2016	358	79,614
FOP	24	30	2016	7	1,557
FSP	144	40	2016	58	12,899
TOTALS	2,800			2,405	534,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,405	146.6139	231.65	557,118	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2022 Heated Area: 1982 HX Base Yr 2022



95081 KESTREL CT, FERNANDINA BEACH

BLD DATE	05/31/2024 KB	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		534,833
TOTAL MARKET OB/XF VALUE		26,365
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		761,198
SOH/AGL Deduction		307,105
ASSESSED VALUE		454,093
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		403,371
TOTAL JUST VALUE		761,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		702,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801269	SCRN ENCLOSURE	5,051	02/01/2018
B1632224	NEW CONSTR	256,048	05/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2526/0969	12/07/2021	QC	U	I	11	100
GRANTOR: JOEY'S GARDEN LLC						
GRANTEE: ZARAGOZA JOSE L & E						
2080/1648	10/28/2016	WD	Q	I	01	333,800
GRANTOR: AMELIA NATIONAL CONST						
GRANTEE: JOEY'S GARDEN LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W18 BAS=[YR=2016] W32 S27 FGR=[YR=2016] S2 W10 S19 E10 S1 E21 N20 L2 U2 W19$ E19 D2 R2 S19 E10 FOP=[YR=2016] S4 E6 N4 W6$ E6 S12 E2 S1 E9 N1 E2 N52 W18 N8$ S8 E18 N8$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	1,421.00	SF	10.00	10.00	100	2016	2016	3	95	13,500	
3	0855	CONC PAVER	0	100	0	0	32.00	SF	10.00	10.00	100	2016	2016	3	95	304	
4	1126	CB/STC 8"	0	100	0	0	69.00	SF	8.00	8.00	100	2016	2016	3	95	524	
5	0855	CONC PAVER	0	100	0	0	231.00	SF	10.00	10.00	100	2016	2016	3	95	2,195	
6	0911	SCRN RM A	0	100	18	11	198.00	SF	17.50	17.50	100	2018	2018	3	78	2,703	
7	0855	CONC PAVER	0	100	0	0	386.00	SF	10.00	10.00	100	2018	2018	3	97	3,744	

LAND DESCRIPTION

TOTAL OB/XF 26,365

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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS