LOT 23
EX ESMT IN OR 1054/797
HOLLY POINT EAST PB 6/160

BALESTRA JARROD & MELISSA
86231 PEEPLES ROAD
YULEE, FL 32097

2025

45-2N-28-525F-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 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		1 100
Quality	03	Quality Level 03

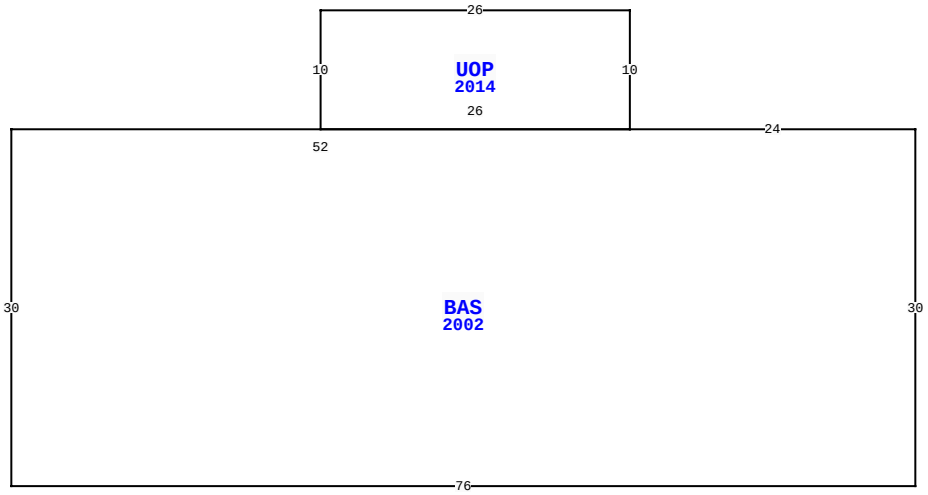
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2002	2,280	108,280
UOP	260	25	2014	65	3,087
TOTALS	2,540			2,345	111,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,345	116.4000	98.94	232,014	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 2024 Heated Area: 2280 HX Base Yr



95144 BLACKHAWK TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	138,842
TOTAL MARKET OB/XF VALUE	13,399
TOTAL LAND VALUE - MARKET	525,500
TOTAL MARKET VALUE	677,741
SOH/AGL Deduction	83,916
ASSESSED VALUE	593,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	593,825
TOTAL JUST VALUE	677,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	539,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2781/918	4/10/2025	WD	Q	I	01	330,000
GRANTOR: BECK KRISTIN LEIGH						
GRANTEE: BALESTRA JARROD & M						
2775/417	3/17/2025	FJ	U	I	11	0
GRANTOR: KING PATRICIA EST						
GRANTEE: BECK KRISTIN LEIGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 UOP=[YR=2014] N10 W26 S10 E26$ W52 S30 E76 N30$.

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	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	0	0	0	2,315.00	SF	4.00	4.00	100	2004	2004	3	83	7,686	
3	0810	CONCRETE A	0	0	23	20	460.00	SF	6.50	6.50	100	2004	2004	3	83	2,482	
4	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	2010	2010	3	40	256	

LAND DESCRIPTION

TOTAL OB/XF 13,399

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	000100	C	RES	0		OR			10.51	AC		1.00	0.50	0.50	100,000.00	50,000.00	525,500							

REVIEW DATE 02/09/2022 BY KWA Total Acres: 10.51 Total Land Value: 525,500 Market: 0 Agricultural: 0 Common: 525,500 PRINTED 07/30/2025 BY SYS

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2025

45-2N-28-525F-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

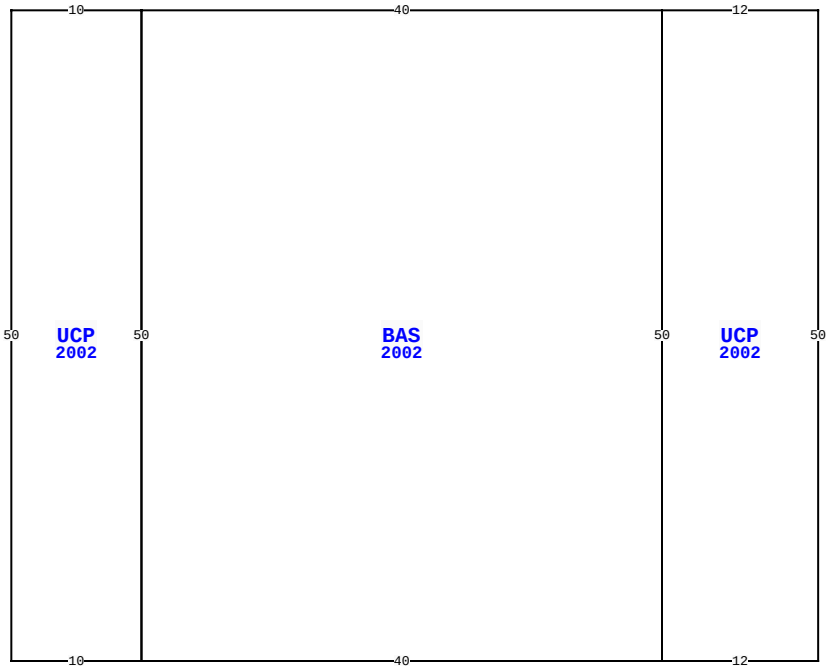
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2002	2,000	24,752
UCP	500	20	2002	100	1,238
UCP	600	20	2002	120	1,485
TOTALS	3,100			2,220	27,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,220	51.4500	19.04	42,269	2002	2002	0	0	0	35.00	65.00

2 GARAGE RES – 0% - 2024 Heated Area: 2000 HX Base Yr



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95144 BLACKHAWK TRL, FERNANDINA BEACH

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GRANTEE: BALESTRA JARROD & M						
2775/417	3/17/2025	FJ	U	I	11	0
GRANTOR: KING PATRICIA EST						
GRANTEE: BECK KRISTIN LEIGH						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2002] W12 BAS=[YR=2002] W40 UCP=[YR=2002] W10 S50 E10 N50 $ S50 E40 N50 $ S50 E12 N50 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/09/2022 BY KWA Total Acres: 10.51 Total Land Value: 525,500 Market: 0 Agricultural: 0 Common: 525,500 PRINTED 07/30/2025 BY SYS