

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

2026

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																	
Exterior Wall		16	WD FR STUC 100		0500		11	2,942		129.7256		215.34		633,530		2021		2021		0		0		2.00		98.00		VALUATION BY					STANDARD				
Roof Structure		08	IRREGULAR 100		1		SFR CUST		100% -		2022		Heated Area: 2433		HX Base Yr		2022							Tax Group: 4					Tax Dist:								
Roof Cover		03	COMP SHNGL 100																					BUILDING MARKET VALUE					620,859								
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE					72,104								
Interior Floor		13	LVT/LAMNT 60																					TOTAL LAND VALUE - MARKET					200,000								
Interior Floor		14	CARPET 40																					TOTAL MARKET VALUE					892,963								
Air Condition		03	CENTRAL 100																					SOH/AGL Deduction					270,778								
Heating Type		04	AIR DUCTED 100																					ASSESSED VALUE					622,185								
Bedrooms			4 100																					TOTAL EXEMPTION VALUE					HX HB 51,411								
Bathrooms			3 100																					BASE TAXABLE VALUE					570,774								
Frame		02	WOOD FRAME 100																					TOTAL JUST VALUE					892,963								
Stories		1.	1. 100																					NCON VALUE					0								
Units		00	0 100																					INCOME VALUE													
Occupancy		00	NONE 100																					PREVIOUS YEAR MKT VALUE					890,555								
Quality		02	Quality Level 02																																		
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	513,444																																
FGR	671	55	2021	369	77,871																																
FOP	67	30	2021	20	4,221																																
FOP	400	30	2021	120	25,324																																
TOTALS		3,571		2,942	620,859																																
EXTRA FEATURES					95100 KESTREL CT, FERNANDINA BEACH										BLD DATE				LGL DATE		05/08/2025		MLU														
L N	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																					
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	18.00	18.00	100	2021	2021	3	86	20,124																						
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2021	2021	04	100	50,000																						
LAND DESCRIPTION					TOTAL OB/XF															72,104																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																				