

LOT 269
IN OR 2238/167
AMELIA NATIONAL #1B PB 7/191

PASKOWSKI WALTER A JR & VIVIAN
95069 KESTREL CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0269-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

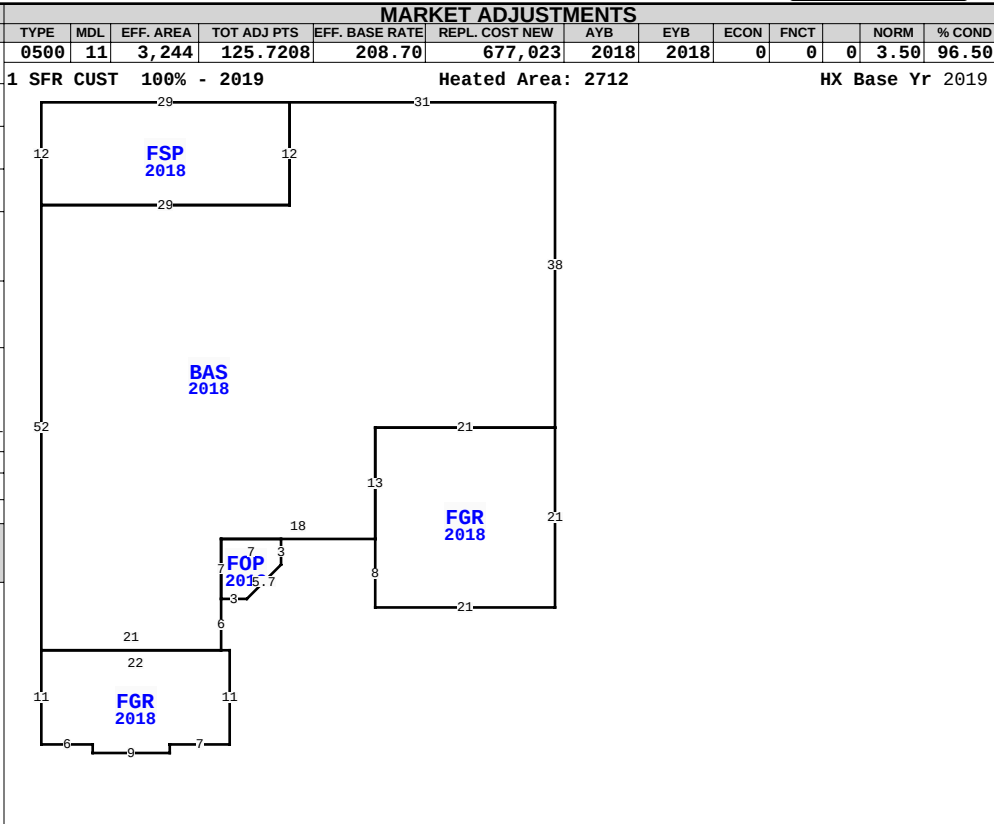
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100	2018	2,712	546,184
FGR	251	55	2018	138	27,793
FGR	441	55	2018	243	48,939
FOP	41	30	2018	12	2,416
FSP	348	40	2018	139	27,994

TOTALS	3,793			3,244	653,327
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	7,500.00	7,500.00
5	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
7	0911	SCRN RM A	0 100	61	21	1,281.00	SF	18.00	18.00



95069 KESTREL CT, FERNANDINA BEACH	BLD DATE	LGL DATE	05/08/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	97	3,395	
4	0600	SUMMER KIT	0 100	0	0	1.00	UT	7,500.00	7,500.00	100	2018	2018	3	74	5,550	
5	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
7	0911	SCRN RM A	0 100	61	21	1,281.00	SF	18.00	18.00	100	2018	2018	3	74	17,063	

LAND DESCRIPTION										TOTAL OB/XF										73,508	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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	200,000.00				
REVIEW DATE		01/01/2023		BY CD		Total Acres: 0.00			Total Land Value: 200,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY					Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					653,327									
TOTAL MARKET OB/XF VALUE					73,508									
TOTAL LAND VALUE - MARKET					200,000									
TOTAL MARKET VALUE					926,835									
SOH/AGL Deduction					458,138									
ASSESSED VALUE					468,697									
TOTAL EXEMPTION VALUE					51,411					HX HB				
BASE TAXABLE VALUE					417,286									
TOTAL JUST VALUE					926,835									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					923,550									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802409	CO ISSUED	0	11/14/2018
B1807399	SWIM POOL	70,000	10/01/2018
B1802409	NEW CONSTR	357,092	03/07/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2238/0167	11/15/2018	WD	Q	I	01	559,000	
GRANTOR:AMELIA NATIONAL CONST							
GRANTEE:PASKOWSKI WALTER A							
2196/1114	5/11/2018	SW	U	V	30	138,000	
GRANTOR:AMELIA NATIONAL ENTER							
GRANTEE:AMELIA NATIONAL CON							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W31 FSP=[YR=2018] W29 S12 E29 N12\$ S12 W29 S52 FGR=[YR=2018] S11 E6 S1 E9 N1 E7 N11 W22\$ E21 N6 FOP=[YR=2018] E3 U4 R4 N3 W7 S7\$ N7 E18 FGR=[YR=2018] S8 E21 N21 W21 S13\$ N13 E21 N38\$.									