

SMITH JEFFREY HOWELL & MELANIE
95053 KESTREL COURT
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0270-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

RooF Structur04WOOD TRUSS 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 60

Interior Floo13CARPET 40

Air Condition04CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms3 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTS

0500113,580127.0836

EFF. BASE RATEREPL. COST NEWAYB

210.96755,2372022

EYBECONFNCTNORM% COND

2022001.5098.50

1 SFR CUST 100% - 2026 Heated Area: 3033 HX Base Yr 2026

FOP 2022

BAS 2022

FGR 2022

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE743,908

TOTAL MARKET OB/XF VALUE75,807

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE1,019,715

SOH/AGL Deduction0

ASSESSED VALUE1,019,715

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE968,304

TOTAL JUST VALUE1,019,715

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,016,854

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2586/15138/24/2022SWQI01776,300

GRANTOR: ICI JACKSONVILLE RESI

GRANTEE: SMITH JEFFREY HOWEL

1599/034712/22/2008WDUV19100

GRANTOR: INTERVEST CONSTRUCTIO

GRANTEE: ICI JACKSONVILLE RE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W3 FOP=[YR=2022] N10 W61 S6 E10 D3 R3 S7 E24 N6 U3 R3 E11 D3 R3 E7\$ W7 U3 L3 W11 D3 L3 S6 W24 N7 U3 L3 W10 D3 L3 S46 E8 N3 E4 S8 E13 N3 FOP=[YR=2022] E9 N2 W1 N4 W8 S6\$ N6 E8 S4 E10 FGR=[YR=2022] S27 E24 N23 W8 N2 W6 N2 W10\$ E10 S2 E6 S2 E8 N49\$.

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPPTH FACT% COND TOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CRES POND100PUD0.000.001.00LT1.001.001.00200,000.00200,000.00200,000

EXTRA FEATURES

OB/XF CODEDESCRIPTIONBLDCAPLWTUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100202220223991,980

30912SCRN RM G1100001,220.00SF21.0021.00100202320239323,827

40860POOL/SPA1100001.00UT50,000.0050,000.00100202320230410050,000

TOTAL OB/XF75,807

REVIEW DATE04/05/2023BYDJ

Total Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 07/09/2026 BY SYS