LOT 70
AMELIA NATIONAL #1 PB 7/48

MCDERMOTT DENNIS M & JULIA C
95042 STARLING COURT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0070-0000

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

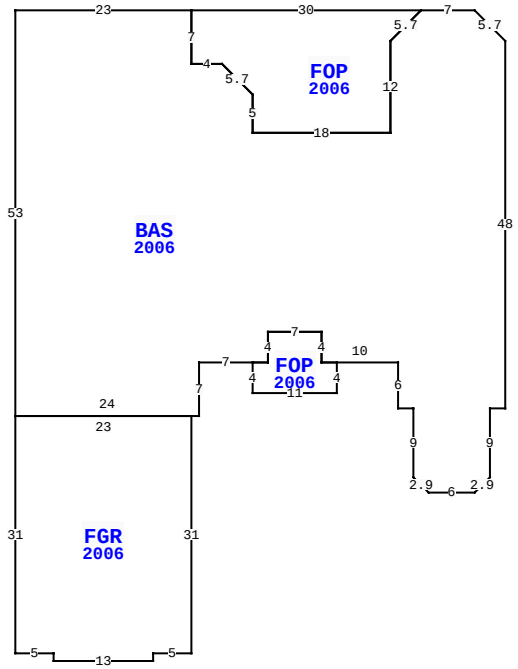
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,906	100	2,906	394,318
FGR	726	55	399	54,141
FOP	72	30	22	2,985
FOP	360	30	108	14,655
TOTALS	4,064		3,435	466,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,435	103.5000	147.49	506,628	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2022 Heated Area: 2906 HX Base Yr 2022



95042 STARLING CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 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		466,098
TOTAL MARKET OB/XF VALUE		27,434
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		608,532
SOH/AGL Deduction		99,818
ASSESSED VALUE		508,714
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		458,714
TOTAL JUST VALUE		608,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24873	ADDITION	11,718	07/01/2011
M11737	MECH OTHER	0	07/01/2006
C17723	CO ISSUED	0	05/01/2006
P11167	OTHER	0	05/01/2006
R09276	REPAIR/RRF	3,500	05/01/2006
B0617723	NEW CONSTR	566,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/0448	7/01/2021	WD	Q	I	02	715,000
GRANTOR: RADUENZ TIMOTHY E & G						
GRANTEE: MCDERMOTT DENNIS M						
1737/1511	5/05/2011	WD	U	I	38	320,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: RADUENZ TIMOTHY E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] L4 U4 W7 FOP=[YR=2006] W30S7 E4 R4 D4 S5E18N12 U4 R4 $ L4 D4 S12W18N5 U4 L4 W4N7W23 S53 FGR=[YR=2006] S31E5S1E13N1E5N31W23$ E24N7E7FOP=[YR=2006] S4E11N4W2N4W7S4 W2$E2N4E7S4E10S6E2S9 D2 R2 E6 U2 R2 N9E2N48$.

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	2006	2006	3	91	3,185	
2	0855	CONC PAVER	0	100	0	0	1,450.00	SF	10.00	10.00	100	2006	2006	3	88	12,760	
3	0819	CONC 12"	0	100	4	4	16.00	SF	9.50	9.50	100	2006	2006	3	88	134	
4	0911	SCRN RM A	0	100	0	0	600.00	SF	17.50	17.50	100	2011	2011	3	55	5,775	
5	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00	10.00	100	2011	2011	3	93	5,580	

LAND DESCRIPTION

TOTAL OB/XF 27,434

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS