

LOT 71
IN OR 2154/1259
AMELIA NATIONAL #1 PB 7/48

MCNEILL RODNEY L & ELLA M
95056 STARLING CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0071-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	16	WD FR STUC 100	0500	01	3,770	103.9500	148.13	558,450	2017	2017	0	0	0	2.50	97.50	VALUATION BY STANDARD												
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2018													Heated Area: 3019												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 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	3,019	100	3,019	436,024																								
FGR	844	55	464	67,014																								
FOP	52	30	16	2,311																								
FSP	677	40	271	39,139																								
TOTALS			4,592	3,770	544,489																							
EXTRA FEATURES			95056 STARLING CT, FERNANDINA BEACH																									
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	0855	CONC PAVER	0 100	6	4	24.00	SF	10.00	10.00	100	2017	2017	3	97	233													
2	0855	CONC PAVER	0 100	0	0	1,525.00	SF	10.00	10.00	100	2017	2017	3	97	14,793													
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430													
4	0911	SCRN RM A	0 100	0	0	1,220.00	SF	17.50	17.50	100	2022	2022	3	100	21,350													
5	0861	POOL GUNIT	0 100	0	0	456.00	SF	85.00	85.00	100	2022	2022	3	100	38,760													
6	0855	CONC PAVER	0 100	0	0	764.00	SF	10.00	10.00	100	2022	2022	3	100	7,640													
7	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000													
TOTAL OB/XF 88,206																												
LAND DESCRIPTION																												
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	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 08/17/2022 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																												