

LOT 72
IN OR 1980/99
AMELIA NATIONAL #1 PB 7/48

LENNON KATHERINE JOYCE
447 OLD FERRY RD
CHAPIN, SC 29036-9593

2023

26-2N-28-006A-0072-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		5 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		0 100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,754	100	2,754	345,594
FGR	745	55	410	51,450
FOP	84	30	25	3,137
FOP	333	30	100	12,549
FST	83	55	46	5,772
FUS	1,020	100	1,020	127,998
TOTALS	5,010		4,355	546,500

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,355	95.7220	136.40	594,022	2006	2006	0	0	8.00	92.00
1 SFR CUST - 0% - 0						Heated Area: 3774		HX Base Yr			
BLD DATE						LGL DATE					
95070 STARLING CT, FERNANDINA BEACH						06/12/2023 MLU					

TOTALS		5,619	4,355		340,500		95070 STARLING CT, FERNANDINA BEACH					XF DATE				LAND DATE		06/12/2023	MLU	
EXTRA FEATURES												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	0	0	0	1.00		UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185			
2	0810	CONCRETE A	0	0	0	0	1,450.00		SF	6.50	6.50	100	2006	2006	3	88	8,294			
3	0810	CONCRETE A	0	0	12	6	72.00		SF	6.50	6.50	100	2006	2006	3	88	412			
4	0861	POOL GUNIT	0	0	0	0	448.00		SF	85.00	85.00	100	2010	2010	3	64	24,371			
5	0911	SCRN RM A	0	0	42	36	1,512.00		SF	17.50	17.50	100	2010	2010	3	50	13,230			
6	0855	CONC PAVER	0	0	0	0	1,016.00		SF	10.00	10.00	100	2010	2010	3	92	9,347			
7	0600	SUMMER KIT	0	0	0	0	1.00		UT	5,000.00	5,000.00	100	2010	2010	3	50	2,500			
8	0877	JACUZZI	0	0	0	0	1.00		UT	1,000.00	1,000.00	100	2010	2010	3	50	500			
9	0462	ST/AL FNC	0	0	78	0	312.00		SF	10.00	10.00	100	2015	2015	3	81	2,527			

LAND DESCRIPTION										TOTAL OB/XF										64,366	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	1				

NASSAU COUNTY PROPERTY												PAGE 1 of 1		4
VALUATION SUMMARY												STANDARD		
VALUATION BY												STANDARD		
Tax Group: 4												Tax Dist:		
BUILDING MARKET VALUE												546,500		
TOTAL MARKET OB/XF VALUE												64,366		
TOTAL LAND VALUE - MARKET												115,000		
TOTAL MARKET VALUE												725,866		
SOH/AGL Deduction												90,771		
ASSESSED VALUE												635,095		
TOTAL EXEMPTION VALUE												0		
BASE TAXABLE VALUE												635,095		
TOTAL JUST VALUE												725,866		
NCON VALUE												0		
INCOME VALUE														
PREVIOUS YEAR MKT VALUE												748,326		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10597	MECH OTHER	0	11/01/2005
C16240	CO ISSUED	515,400	10/01/2005
R08340	REPAIR/RRF	3,500	10/01/2005
B16240	NEW CONSTR	515,400	10/01/2005
E15999	TEMP POLE	0	10/01/2005
E16074	ELEC OTHER	2,018	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1980/0099	5/13/2015	WD	Q	I	01	565,000	
GRANTOR: SMITH MICHAEL J & DEB							
GRANTEE: LENNON KATHERINE JO							
1810/1915	8/14/2012	QC	U	I	11	100	
GRANTOR: SMITH MICHAEL J & DEB							
GRANTEE: SMITH MICHAEL J & D							

BUILDING NOTES											
BAS=[YR=2006] W13FOP=[YR=2006] W22S13 D4 R4 S3E13N15 U5 R5 \$ D5 L5 S15W13N3 U4 L4 N13W29S39E3S7FGR=[YR=2006] S7 D23 L6 D3 R12 U1 R1 D2 R9 U30 R8 W1N4W23\$E23S4E10FOP=[YR=2006] S4 E12N4W3N6W6S6W3\$E3N6E6S6E5S1 D3 R3 E8 U3 R3 N51\$ PTR=E20 FUS=[YR=2006] S6W3S16 D16 L5 D3 R12 U11 R3 D2 R5 U7 R2 U2 L5 N14E5 N5E7FST=[YR=2006] E13N6W8N1W5S7\$N7E5 S1E8N30W14S22 D3 L3 S7W17\$ W20\$.											