

ZARRELLA EARLENE S
95134 STARLING CT
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0075-0000

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	VALUATION SUMMARY																					
Exterior Wall		16	WD FR STUC 90							0500	01	4,386	99.0880	141.20		619,303	2006	2006		0	0	7.95	92.05	VALUATION BY					STANDARD															
Exterior Wall		10	ABOVE AVG 10							1 SFR CUST - 100% - 2022										Heated Area: 3661										HX Base Yr 2022					Tax Group: 4					Tax Dist:				
Roof Structur		08	IRREGULAR 100																	BUILDING MARKET VALUE					570,068																			
Roof Cover		03	COMP SHNGL 90																	TOTAL MARKET OB/XF VALUE					69,603																			
Roof Cover		12	MODULAR MT 10																	TOTAL LAND VALUE - MARKET					115,000																			
Interior Wall		05	DRYWALL 100																	TOTAL MARKET VALUE					754,671																			
Interior Floo		12	HARDWOOD 50																	SOH/AGL Deduction					151,914																			
Interior Floo		14	CARPET 50																	ASSESSED VALUE					602,757																			
Air Condition		03	CENTRAL 100																	TOTAL EXEMPTION VALUE					HX HB 50,000																			
Heating Type		04	AIR DUCTED 100																	BASE TAXABLE VALUE					552,757																			
Bedrooms			4 100																	TOTAL JUST VALUE					754,671																			
Bathrooms			4 100																	NCON VALUE					54,320																			
Frame		02	WOOD FRAME 100																	INCOME VALUE																								
Stories		2.	2. 100																	PREVIOUS YEAR MKT VALUE					568,477																			
Units		00	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	2,621	100	2,621	340,663																																								
FGR	911	55	501	65,117																																								
FOP	212	30	64	8,319																																								
FSP	400	40	160	20,796																																								
FUS	1,040	100	1,040	135,174																																								
TOTALS		5,184		4,386	570,068																																							
EXTRA FEATURES					95134 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	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	0810	CONCRETE A	0 100	0 0	2,115.00	SF	6.50	6.50	100	2006	2006	3	88	12,098																														
3	0911	SCRN RM A	0 100	0 0	840.00	SF	17.50	17.50	100	2022	2022	3	100	14,700																														
4	0861	POOL GUNIT	0 100	0 0	300.00	SF	85.00	85.00	100	2022	2022	3	100	25,500																														
5	0855	CONC PAVER	0 100	0 0	540.00	SF	10.00	10.00	100	2022	2022	3	100	5,400																														
6	0871	POOL HTR R	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000																														
7	0462	ST/AL FNC	0 100	0 0	672.00	SF	10.00	10.00	100	2022	2022	3	100	6,720																														
LAND DESCRIPTION															TOTAL OB/XF 69,603																													
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	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																											