LOT 77
AMELIA NATIONAL #1 PB 7/48

DANES BETH D & MICHAEL F
95150 STARLING CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0077-0000

BUILDING CHARACTERISTICS

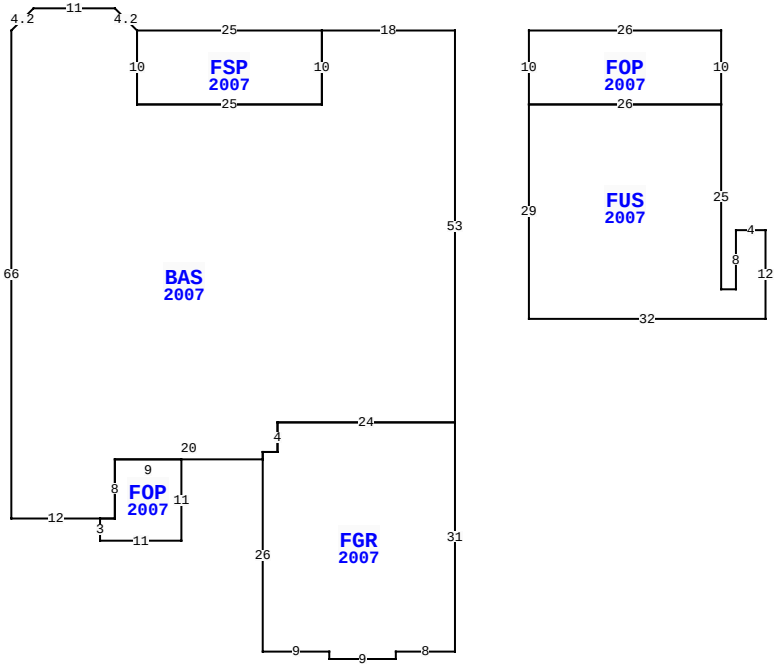
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,262	100	3,262	430,425
FGR	807	55	444	58,587
FOP	105	30	32	4,223
FOP	260	30	78	10,292
FSP	250	40	100	13,195
FUS	810	100	810	106,881
TOTALS	5,494		4,726	623,602

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,726	100.1040	142.65	674,164	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2022 Heated Area: 4072 HX Base Yr 2022



95150 STARLING CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		623,602
TOTAL MARKET OB/XF VALUE		19,552
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		758,154
SOH/AGL Deduction		97,587
ASSESSED VALUE		660,567
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		610,567
TOTAL JUST VALUE		758,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		641,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003526	BATH REMODEL	7,800	03/04/2022
M11744	H/AC	0	07/01/2006
C17680	CO ISSUED	0	05/01/2006
R09233	REPAIR/RRF	5,600	05/01/2006
B0617680	NEW CONSTR	295,936	05/01/2006
P11089	NEW CONSTR	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2492/0829	8/31/2021	WD	Q	I	01	687,000
GRANTOR: SHERMAN CHRISTOPHER &						
GRANTEE: DANES BETH D & MICH						
2172/0712	1/22/2018	WD	Q	I	02	442,500
GRANTOR: DRAGONETTE JASON P &						
GRANTEE: SHERMAN CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FSP=[YR=2007] W25S10E25 N10$ S10W25N10 L3 U3 W11 L3 D3 S66 E12 FOP=[YR=2007] S3E11N11W9S8 W2$E2N8E20FGR=[YR=2007] S26E9S1E9N1 E8 N31W24S4W2S1$N1E2N4E24N53$ PTR=E10 FOP=[YR=2007] S10 FUS=[YR=2007] S29 E32 N12W4S8W2N25W26$E26N10 W26$ W10$.

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	2007	2007	3	92	3,220	
2	0855	CONC PAVER	0	100	65	3	195.00	SF	10.00	10.00	100	2007	2007	3	89	1,736	
3	0855	CONC PAVER	0	100	0	0	1,640.00	SF	10.00	10.00	100	2007	2007	3	89	14,596	

LAND DESCRIPTION

TOTAL OB/XF 19,552

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	000140	C	SFR GOLF A	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 01/30/2018 BY KWX Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS