

LOT 78
IN OR 1444/1893
AMELIA NATIONAL #1 PB 7/48

MEHALKO ANDREW JR & SALLY G
95151 STARLING CT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0078-0000



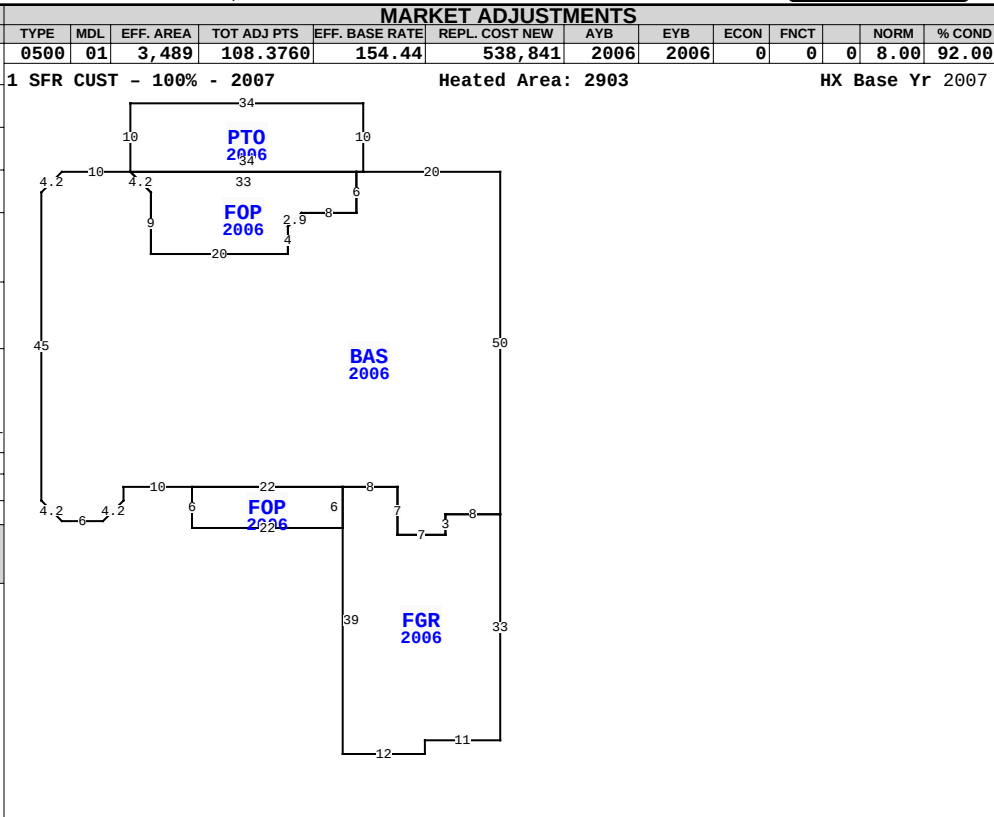
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,903	100	2,903	412,472
FGR	794	55	437	62,091
FOP	132	30	40	5,684
FOP	307	30	92	13,071
PTO	340	5	17	2,415

TOTALS	4,476		3,489	495,734
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	1,660.00	SF	6.50
3	0911	SCRN RM A	0	100	10	34	340.00	SF	22.75



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

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	1,660.00	SF	6.50	6.50	100	2006	2006	3	88	9,495	
3	0911	SCRN RM A	0	100	10	34	340.00	SF	22.75	22.75	100	2006	2006	3	31	2,398	

LAND DESCRIPTION										TOTAL OB/XF										15,078	
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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	1				
REVIEW DATE		01/30/2018		BY KWX		Total Acres: 0.00			Total Land Value: 115,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					495,734
TOTAL MARKET OB/XF VALUE					15,078
TOTAL LAND VALUE - MARKET					115,000
TOTAL MARKET VALUE					625,812
SOH/AGL Deduction					304,842
ASSESSED VALUE					320,970
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					270,970
TOTAL JUST VALUE					625,812
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					519,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1702169	H/AC	0	04/01/2017
B18715	XFOB	5,000	10/01/2006
M11312	H/AC	0	03/01/2006
E16769	NEW CONSTR	2,790	02/01/2006
P10719	NEW CONSTR	0	02/01/2006
C16966	CO ISSUED	566,930	01/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1444/1893	9/18/2006	WD	Q	I	
GRANTOR: INTERVEST CONSTRUCTION					SALE PRICE
GRANTEE: MEHALKO ANDREW JR &					596,200
1302/0759	3/17/2005	WD	U	V	07
GRANTOR: AMELIA NATIONAL ENTER					100
GRANTEE: INTERVEST CONSTRUCT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W20 PTO=[YR=2006] N10W34S10 E34\$ W1									
FOP=[YR=2006] W33 R3 D3 S9E20 N4 R2 U2 E8N6\$S6W8 L2 D2									
S4W20N9 U3 L3 W10 L3 D3 S45 D3 R3 E6 R3 U3 N2E10									
FOP=[YR=2006] S6E22N6W22\$ E22 FGR=[YR=2006] S39 E12N2E11N33W8									
S3W7N7W8\$E8S7E7N3E8N50\$.									