LOT 79
IN OR 1484/972
AMELIA NATIONAL #1 PB 7/48

RYDER BERNICE S
95121 STARLING COURT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

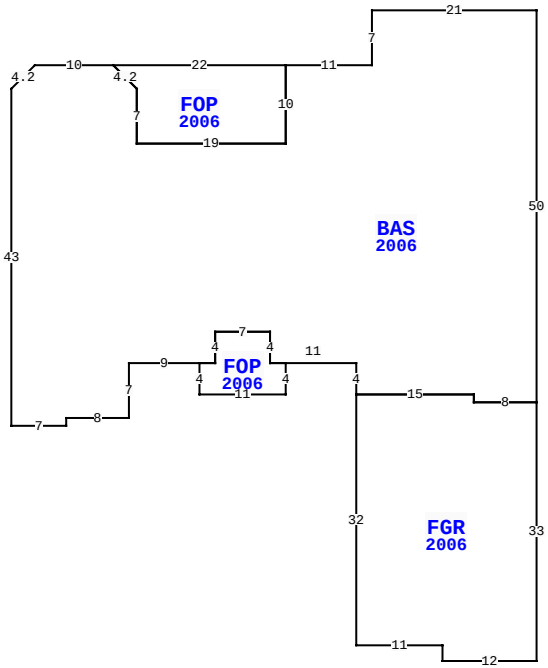
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,678	100	2,678	375,330
FGR	752	55	414	58,023
FOP	72	30	22	3,083
FOP	195	30	58	8,129
TOTALS	3,697		3,172	444,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,172	106.9040	152.34	483,222	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2008 Heated Area: 2678 HX Base Yr 2008



95121 STARLING CT, FERNANDINA BEACH

BLD DATE	04/05/2007	PH	LGL DATE	
XF DATE	03/13/2007	PH	LAND DATE	06/12/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		444,564
TOTAL MARKET OB/XF VALUE		14,196
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		573,760
SOH/AGL Deduction		329,340
ASSESSED VALUE		244,420
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		189,420
TOTAL JUST VALUE		573,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		476,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11868	MECH OTHER	0	08/01/2006
E0617497	ELEC OTHER	4,000	06/01/2006
P0611179	OTHER	0	06/01/2006
C17800	CO ISSUED	0	05/01/2006
R09328	REPAIR/RRF	4,100	05/01/2006
B17800	NEW CONSTR	204,441	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/0972	3/12/2007	WD	Q	I		502,400
GRANTOR: AMERICAN HOMEBUILDERS						
GRANTEE: RYDER EDMUND J & BE						
1292/1254	2/03/2005	WD	U	V	19	3,559,000
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: AMERICAN HOMEBUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 S7 W11 FOP=[YR=2006] W22 D3 R3 S7 E19 N10$S10 W19 N7 U3 L3 W10 L3 D3 S43 E7 N1 E8 N7 E9
FOP=[YR=2006] S4 E11 N4 W2 N4 W7 S4 W2$E2 N4 E7 S4 E11 S4
FGR=[YR=2006]S32 E11 S2 E12 N33 W8 N 1 W15$E15 S1 E8 N50$.

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	2006	2006	3	91	3,185	
2	0810	CONCRETE A	0	100	0	0	1,925.00	SF	6.50	6.50	100	2006	2006	3	88	11,011	

LAND DESCRIPTION

TOTAL OB/XF 14,196

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	000134	C	SFR POND	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