



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	11	CLAY TILE 30
Interior Floor	14	CARPET 20
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4042.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,055	100	3,055	440,646
FGR	818	55	450	64,907
FOP	96	30	29	4,183
FOP	259	30	78	11,251
FST	66	55	36	5,192
FUS	1,033	100	1,033	148,998

TOTALS	5,327		4,681	675,176
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0819	CONC 12"	0 100	9	5	45.00	SF	19.00	19.00	100	2006	2006	3	88	752	
3	0855	CONC PAVER	0 100	0	0	1,465.00	SF	10.00	10.00	100	2006	2006	3	88	12,892	
4	0861	POOL GUNIT	0 100	0	0	360.00	SF	85.00	85.00	100	2007	2007	3	52	15,912	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	35	700	
6	0845	KOOL DECK	0 100	0	0	560.00	SF	7.25	7.25	100	2007	2007	3	89	3,613	
7	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	35	350	
8	0911	SCRN RM A	0 100	29	31	899.00	SF	17.50	17.50	100	2007	2007	3	35	5,506	
9	0855	CONC PAVER	0 100	10	4	40.00	SF	15.00	15.00	100	2007	2007	3	89	534	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

REVIEW DATE	01/30/2018	BY	KWX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,681	110.0198	156.78	733,887	2006	2006	0	0	8.00	92.00
1 SFR CUST - 100% - 2023											
Heated Area: 4088											
HX Base Yr 2023											

95079 STARLING CT, FERNANDINA BEACH	06/12/2023	MLU
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TOTAL OB/XF											
43,444											

TOTAL OB/XF											
43,444											

Total Acres: 0.00	Total Land Value: 115,000	Market: 0	Agricultural: 0	Common: 115,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		675,176	
TOTAL MARKET OB/XF VALUE		43,444	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		833,620	
SOH/AGL Deduction		0	
ASSESSED VALUE		833,620	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		783,620	
TOTAL JUST VALUE		833,620	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		621,654	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19340	SWIM POOL	53,514	01/01/2007
E16385	NEW CONSTR	2,200	12/01/2005
M10703	H/AC	0	11/01/2005
P10311	NEW CONSTR	0	11/01/2005
C16412	CO ISSUED	300,263	10/01/2005
R08454	REPAIR/RRF	3,500	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2547/0850	3/14/2022	WD Q	I	02	
GRANTOR: HARGRAVE KEVIN & TIFF					
GRANTEE: ASHE MICHAEL W & SH					
2527/1017	11/03/2021	QC U	I	11	100
GRANTOR: HARGRAVE KEVIN					
GRANTEE: HARGRAVE KEVIN & TI					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2006] W21S4W10 FOP=[YR=2006] W31 D3 R3 S7E25N7 R3 U3					
\$ D3 L3 S7W25 N7 L3 U3 W5 D3 L3 S24W2S21E4S2 E10N7E11					
FOP=[YR=2006] S8E12N8W12\$ E21S5E2 FGR=[YR=2006]					
S35E5S2E12N2E5 N37W12S2W10\$E10N2E14N50\$ PTR= S4E10					
FUS=[YR=2006] E14N4E13S15E3S6 E1 FST=[YR=2006] E6S11W6N11\$					
S6W4S5 E4S7E1S9W9N5W12N12 R3 U3 U3 L3 W11N21\$ W10N4\$.					

OTHER ADJUSTMENTS AND NOTES											