LOT 84
AMELIA NATIONAL #1 PB 7/48

BELLARD-HARRIS BRENDA S/HARRIS MELVIN
95025 STARLING COURT
FERNANDINA BEACH, FL 32034

2023

26-2N-28-006A-0084-0000

BUILDING CHARACTERISTICS

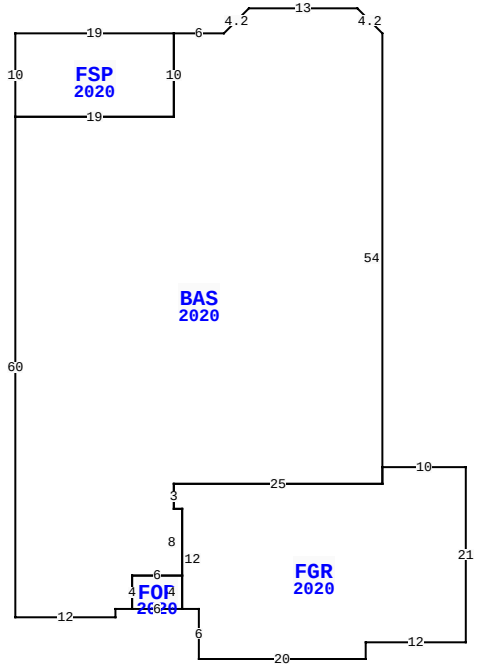
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,519	100	2,519	408,261
FGR	701	55	386	62,560
FOP	24	30	7	1,135
FSP	190	40	76	12,318
TOTALS	3,434		2,988	484,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,988	114.8868	163.71	489,165	2020	2020	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2021 Heated Area: 2519 HX Base Yr 2021



95025 STARLING CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		484,273
TOTAL MARKET OB/XF VALUE		12,662
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		611,935
SOH/AGL Deduction		311,978
ASSESSED VALUE		299,957
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		249,957
TOTAL JUST VALUE		611,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906140	CO ISSUED	0	03/05/2020
B1906140	NEW CONSTR	346,259	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2345/0023	3/05/2020	WD	Q	I	01	466,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BELLARD BRENDA S &						
2286/1317	7/01/2019	SW	U	V	11	100
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W13 D3 L3 W6 FSP=[YR=2020] W19 S10 E19 N10$ S10 W19 S60 E12 N1 E2 FOP=[YR=2020] E6 FGR=[YR=2020] E2 S6 E20 N2 E12 N21 W10 S2 W25 S3 E1 S12$ N4 W6 S4$ N4 E6 N8 W1 N3 E25 N54$.

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	0855	CONC PAVER	0	100	15	3	45.00	SF	10.00	10.00	100	2020	2020	3	99	446	
2	0855	CONC PAVER	0	100	0	0	778.00	SF	10.00	10.00	100	2020	2020	3	99	7,702	
3	0855	CONC PAVER	0	100	0	0	456.00	SF	10.00	10.00	100	2020	2020	3	99	4,514	

LAND DESCRIPTION

TOTAL OB/XF 12,662

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 03/09/2021 BY KW Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS