

KIRBY LIVING TRUST/KIRBY CYNTHIA L TRUSTEE
95116 STARLING CT
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0074-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08WD FR STUC 100

RooF StructurRoof Cover09IRREGULAR 100

Interior Wall03COMP SHNGL 100

InterioR Floo05DRYWALL 100

Air Condition11CLAY TILE 50

Heating Type13CARPET 50

Bedrooms04CENTRAL 100

Bathrooms03AIR DUCTED 100

Frame02WOOD FRAME 100

Stories UnitsOccupancy1.001.100
0.100
NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4042.00

TOTALS4,5833,700553,828

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10504FP-ELECTRI0100001.00UT2,000.002,000.00100201520153971,940

20812CONCRETE C0100001,913.00SF2.802.80100201520153955,089

LAND DESCRIPTIONTOTAL OB/XF7,029

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHT FACT% CONDDOT ADJUST UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEAR DENSITYDECLFRZYR CONSRRV

1000135CSFR CNSVTN100PUD0.000.001.00LT1.001.001.00165,000.00165,000.00165,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 165,000Market: 0Agricultural: 0Common: 165,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCI

NORM

% COND

0500013,700103.9500155.92576,90420152015004.0096.00

SFR CUST - 100% - 2017Heated Area: 3020HX Base Yr 2017

Diagram showing building footprint and area calculations.

Basement Area: BAS 2015

Footing Area: FGR 2015

Footing Perimeter: FOP 2015

NASSAU COUNTY PROPERTY

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VALUATION SUMMARYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE553,828

TOTAL MARKET OB/XF VALUE7,029

TOTAL LAND VALUE - MARKET165,000

TOTAL MARKET VALUE725,857

SOH/AGL Deduction311,010

ASSESSED VALUE414,847

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE364,847

TOTAL JUST VALUE725,857

NCON VALUE0

INCOME VALUEPREVIOUS YEAR MKT VALUE650,980

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2068/11027/28/2016WDUI11100

GRANTOR: KIRBY PRESTON R & CYN

GRANTEE: KIRBY LIVING TRUST

2024/03431/15/2016WDQUI02466,000

GRANTOR: ICI JACKSONVILLE RESI

GRANTEE: KIRBY PRESTON R & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] U3 L3 FOP=[YR=2015] N6 W61 S10 E9 U3 R3 E7 D3 R3 E2 S6 E24 N7 U3 R3 E10\$ W10 D3 L3 S7 W24 N6 W2 U3 L3 W7 D3 L3 W12 S49 FGR=[YR=2015] S33 E24 N37 W10 S2 W6 S2 W8\$ E8 N2 E6 N2 E19 FOP=[YR=2015] S1 E10 N5 W8 S4 W2 \$ E2 N4 E8 S9 E12 N7 E4 S2 E8 N46\$.