

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

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

2024

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



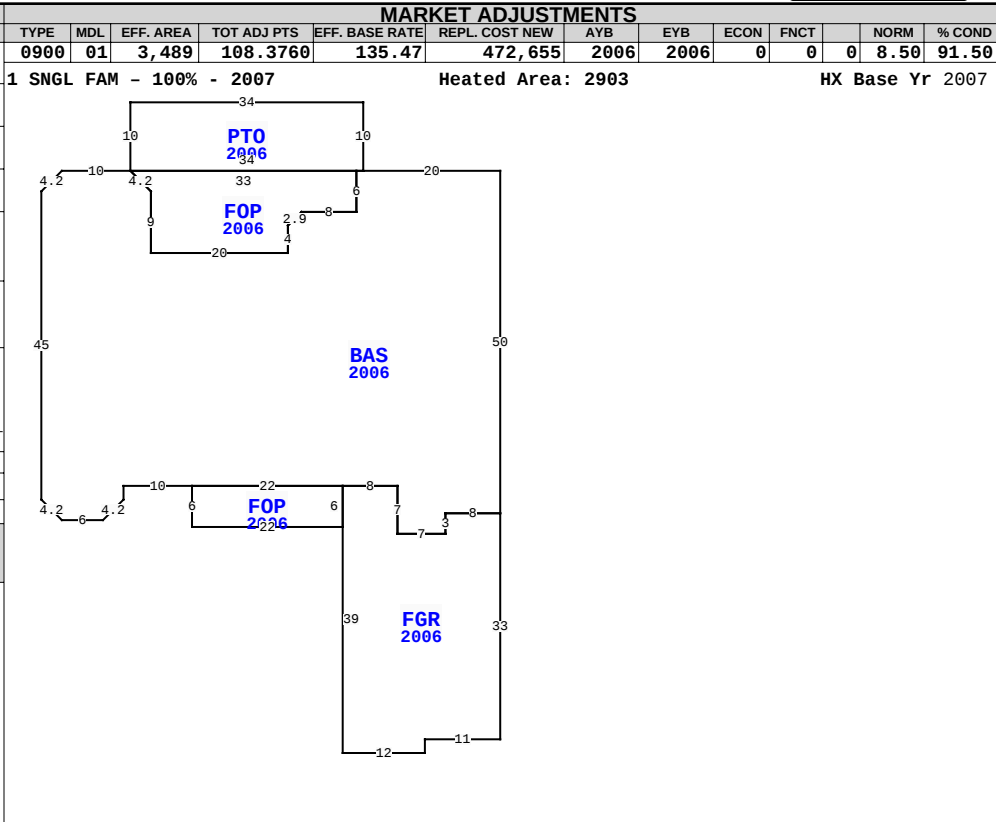
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	359,841
FGR	794	55	437	54,168
FOP	132	30	40	4,958
FOP	307	30	92	11,404
PTO	340	5	17	2,107

TOTALS	4,476		3,489	432,479
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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



95151 STARLING CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	90	3,150	
2	0810	CONCRETE A	0	100	0	0	1,660.00	SF	6.50	6.50	100	2006	2006	3	87	9,387	
3	0911	SCRN RM A	0	100	10	34	340.00	SF	22.75	22.75	100	2006	2006	3	27	2,088	

LAND DESCRIPTION										TOTAL OB/XF						14,625			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE		
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										432,479				
TOTAL MARKET OB/XF VALUE										14,625				
TOTAL LAND VALUE - MARKET										165,000				
TOTAL MARKET VALUE										612,104				
SOH/AGL Deduction										281,505				
ASSESSED VALUE										330,599				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										280,599				
TOTAL JUST VALUE										612,104				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										625,812				

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	SALE PRICE			
1444/1893	9/18/2006	WD	Q	I		596,200			
GRANTOR: INTERVEST CONSTRUCTIO									
GRANTEE: MEHALKO ANDREW JR &									
1302/0759	3/17/2005	WD	U	V	07	100			
GRANTOR: AMELIA NATIONAL ENTER									
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\$.									