LOT 80
IN OR 1487/1297
AMELIA NATIONAL #1 PB 7/48

SHINE EDWARD M
95111 STARLING COURT
FERNANDINA BEACH, FL 32034

2024

26-2N-28-006A-0080-0000

BUILDING CHARACTERISTICS

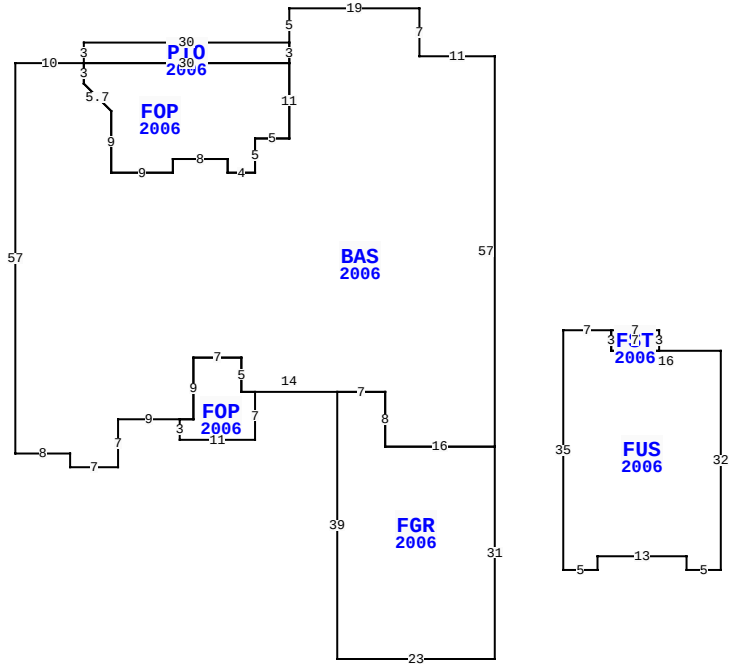
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,414	100	3,414	383,479
FGR	769	55	423	47,513
FOP	104	30	31	3,482
FOP	395	30	118	13,255
FST	21	55	12	1,348
FUS	731	100	731	82,110
PTO	90	5	4	449
TOTALS	5,524		4,733	531,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,733	98.2120	122.76	581,023	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2008 Heated Area: 4145 HX Base Yr 2008



95111 STARLING CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 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		531,636
TOTAL MARKET OB/XF VALUE		9,088
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		705,724
SOH/AGL Deduction		339,289
ASSESSED VALUE		366,435
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		311,435
TOTAL JUST VALUE		705,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		733,583

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17690	NEW CONSTR	2,187	07/01/2006
M11737	H/AC	0	07/01/2006
P11108	NEW CONSTR	0	05/01/2006
C17557	CO ISSUED	672,957	04/01/2006
R09169	REPAIR/RRF	3,500	04/01/2006
B17557	NEW CONSTR	672,957	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1297	3/26/2007	WD	Q	I		700,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: SHINE EDWARD M & JE						
1302/0759	3/17/2005	WD	U	V	07	100
GRANTOR: AMELIA NATIONAL ENTER						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

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	90	3,150	
2	0810	CONCRETE A	0	100	0	0	1,050.00	SF	6.50	6.50	100	2006	2006	3	87	5,938	

BUILDING DIMENSIONS

BAS=[YR=2006] W11 N7W19S5 PTO=[YR=2006] W30 S3E30
N3$S3FOP=[YR=2006] W30S3 D4 R4 S9E9N2E8S2E4N5E5N11$S11
W5S5W4N2W8S2W9N9 U4 L4 N3 W10 S57 E8S2E7N7E9 FOP=[YR=2006]
S3E11N7 W2N5W7S9W2$E2N9E7S5E14 FGR=[YR=2006] S39E23N31
W16N8W7$E7S8 E16N57$ PTR=S40E10 FUS=[YR=2006] E7
FST=[YR=2006] E7S3W7N3$S3E16S32W5N2 W13S2W5N35$ W10N40$.

LAND DESCRIPTION

TOTAL OB/XF 9,088

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	165,000.00	165,000.00	165,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/06/2024 BY SYS