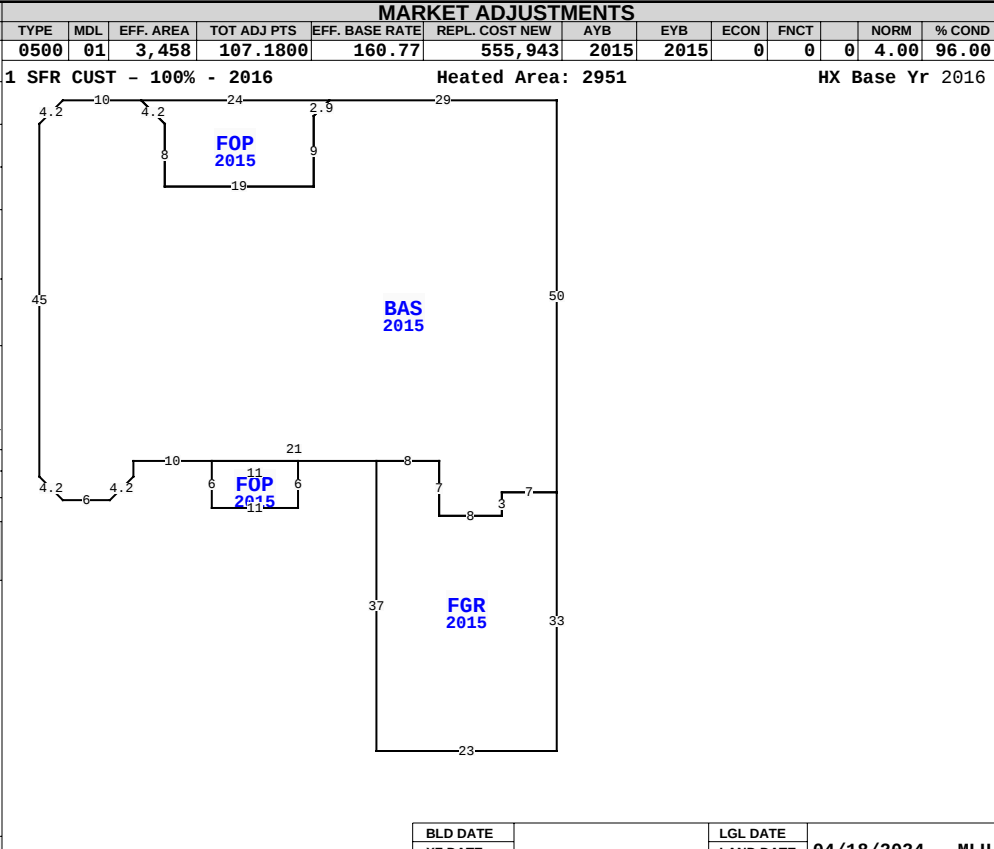




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,951	100	2,951	455,455
FGR	767	55	422	65,131
FOP	66	30	20	3,086
FOP	216	30	65	10,032
TOTALS	4,000		3,458	533,705



95095 STARLING CT, FERNANDINA BEACH

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	0855	CONC PAVER	0	100	0	0	1,379.00	SF	10.00	10.00	100	2015	2015	3	95	13,101	
2	0861	POOL GUNIT	0	100	0	0	312.00	SF	255.00	255.00	100	2015	2015	3	78	62,057	
3	0911	SCRN RM A	0	100	0	0	782.00	SF	35.00	35.00	100	2015	2015	3	70	19,159	
4	0855	CONC PAVER	0	100	0	0	470.00	SF	10.00	10.00	100	2015	2015	3	95	4,465	

LAND DESCRIPTION										TOTAL OB/XF										98,782	
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	LA VAL				
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: 02/10/2025 BY: XDS Total: 0.00 Total: 1.00 100.00																					

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										533,705				
TOTAL MARKET OB/XF VALUE										98,782				
TOTAL LAND VALUE - MARKET										165,000				
TOTAL MARKET VALUE										797,487				
SOH/AGL Deduction										321,219				
ASSESSED VALUE										476,268				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										426,268				
TOTAL JUST VALUE										797,487				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										727,103				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529958	CO ISSUED	0	07/06/2015
B1530470	SCRNRM	15,472	05/01/2015
B1530254	SWIM POOL	37,800	04/01/2015
B1529958	NEW CONSTR	369,546	02/01/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2553/0437	4/06/2022	WD	U	I	11	100			
GRANTOR: FAITH ANN M & LARRY A									
GRANTEE: KORPAL LAURA FAITH									
2085/1915	8/29/2016	WD	U	V	11	100			
GRANTOR: FF FLORIDA SOUTHERN H									
GRANTEE: FF FLORIDA RESIDENT									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W29 FOP=[YR=2015] W24 D3 R3 S8 E19 N9 U2 R2 \$ L2 D2 S9 W19 N8 U3 L3 W10 D3 L3 S45 D3 R3 E6 U3 R3 N2 E10 FOP=[YR=2015] S6 E11 N6 W11\$ E21 FGR=[YR=2015] S37 E23 N33 W7 S3 W8 N7 W8\$ E8 S7 E8 N3 E7 N50\$.									