

ROUSH FAMILY REVOCABLE TRUST/ROUSH JOHN FORREST TR
95079 STARLING COURT
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0082-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	16	WD FR STUC 90								0900	01	4,681	100.0180	125.02	585,219	2006	2006	0	0	0	8.50	91.50	VALUATION BY								STANDARD																												
Exterior Wall	21	STONE 10								1 SNGL FAM - 100% - 2023										Heated Area: 4088										HX Base Yr 2023										Tax Group: 4								Tax Dist:											
Roof Structure	08	IRREGULAR 100																																						BUILDING MARKET VALUE								535,475											
Roof Cover	03	COMP SHNGL 100																																						TOTAL MARKET OB/XF VALUE								41,236											
Interior Wall	05	DRYWALL 100																																						TOTAL LAND VALUE - MARKET								165,000											
Interior Floor	12	HARDWOOD 50																																						TOTAL MARKET VALUE								741,711											
Interior Floor	11	CLAY TILE 30																																						SOH/AGL Deduction								0											
Interior Floor	14	CARPET 20																																						ASSESSED VALUE								741,711											
Air Condition	03	CENTRAL 100																																						TOTAL EXEMPTION VALUE								HX HB 50,000											
Heating Type	04	AIR DUCTED 100																																						BASE TAXABLE VALUE								691,711											
Bedrooms		5 100																																						TOTAL JUST VALUE								741,711											
Bathrooms		4 100																																						NCON VALUE								0											
Frame	02	WOOD FRAME 100																																						INCOME VALUE																			
Stories	1.5	1.5 100																																						PREVIOUS YEAR MKT VALUE								833,620											
Units		0 100																																																									
Occupancy	00	NONE 100																																																									
Quality		03	Quality Level 03																																																								
DOR CODE		0100	SINGLE FAMILY																																																								
MAP NUM		MKT AREA																																																									
NEIGHBORHOOD/LOC		4042.00																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																							
BAS	3,055	100	3,055	349,471																																																							
FGR	818	55	450	51,477																																																							
FOP	96	30	29	3,318																																																							
FOP	259	30	78	8,923																																																							
FST	66	55	36	4,118																																																							
FUS	1,033	100	1,033	118,169																																																							
TOTALS		5,327		4,681	535,475																																																						
EXTRA FEATURES										95079 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	0819	CONC 12"	0	100	9	5	45.00	SF	19.00	19.00	100	2006	2006	3	87	744																																											
3	0855	CONC PAVER	0	100	0	0	1,465.00	SF	10.00	10.00	100	2006	2006	3	87	12,746																																											
4	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100	2007	2007	3	48	14,688																																											
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	31	620																																											
6	0845	KOOL DECK	0	100	0	0	560.00	SF	7.25	7.25	100	2007	2007	3	88	3,573																																											
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2007	2007	3	31	310																																											
8	0911	SCRN RM A	0	100	29	31	899.00	SF	17.50	17.50	100	2007	2007	3	31	4,877																																											
9	0855	CONC PAVER	0	100	10	4	40.00	SF	15.00	15.00	100	2007	2007	3	88	528																																											
LAND DESCRIPTION										TOTAL OB/XF										41,236																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																																										