

COMISKY JAMES L & ANITA C
95020 STARLING CT
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0069-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 90

Exterior Wall21STONE 10

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo11CLAY TILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2.5100

Frame Stories Units Occupancy02WOOD FRAME 100
1.51.5100
0100
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4042.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,33410020062,334350,977

FGR82455200645368,120

FOP126302006385,715

FOP2433020067310,978

FUS9881002006988148,572

PTO32052025162,406

TOTALS4,8353,902586,768

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0500013,902

TOT ADJ PTS101.7900

EFF. BASE RATE160.83

REPL. COST NEW627,559

AYB2006

EYB2011

ECON0

FNCT0

NORM6.50

% COND93.50

1 SFR CUST - 100% - 2024

Heated Area: 3322

HX Base Yr 2024

Diagram showing lot layout with areas labeled BAS 2006, FGR 2006, FOP 2006, PTO 2025, FUS 2006.

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE586,768

TOTAL MARKET OB/XF VALUE17,900

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE804,668

SOH/AGL Deduction375,699

ASSESSED VALUE428,969

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE378,247

TOTAL JUST VALUE804,668

NCON VALUE8,806

INCOME VALUE

PREVIOUS YEAR MKT VALUE629,059

PERMIT NUMDESCRIPTIONAMTISSUED

B24000106510 X 30 SCREEN R012,00001/29/2024

B2103786(1) DOOR4,10603/29/2021

M11920H/AC008/01/2006

C17679C0 ISSUED005/01/2006

R09232REPAIR/RRF4,00005/01/2006

B0617679NEW CONSTR245,95405/01/2006

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CD SALE PRICE

2632/324/13/2023WDQI02750,000

GRANTOR: WIDDOWSON EDWARD J

GRANTEE: COMISKY JAMES L & A

2489/00048/16/2021WDQI02685,000

GRANTOR: BENNER DARRELL & PATR

GRANTEE: WIDDOWSON EDWARD J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W3 U2L2 W8 D2L2 W1 W2 S4 W13 N3 W8 N2 W9 N9 W17 S44 E15 N3 E8 E11 N2 E7 S6 E11 S3 E6 S2 E7 N40 \$

FUS=[YR=2006;ORIG=10,0] S32 E4 N2 E30 N20 W4 N10 W30 \$

FGR=[YR=2006;ORIG=-65,34] S34 E7 S2 E9 N2 E7 N37 W8 S3 W15 \$

FOP=[YR=2006;ORIG=-16,0] N6 W32 S5 E9 S2 E8 S3 E13 N4 E2 \$

FOP=[YR=2006;ORIG=-42,31] S6 E20 N2 W2 N6 W7 S2 W11 \$

PTR=[ORIG=0,0] E10 W10 \$

PTO=[YR=2025;ORIG=-48,-16] E32 S10 W32 N4 N6 \$

EXTRA FEATURES

95020 STARLING CT, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/08/2025MLU

LNOBXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOBXF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200620063893,115

20810CONCRETE A0100001,500.00SF6.506.50100200620063868,385

30912SCRN RM G010000320.00SF20.0020.00100202520241006,400

TOTAL OB/XF17,900

LAND DESCRIPTION

TOTAL OB/XF17,900

LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000135CRES NATURAL100PUD0.000.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE06/27/2024BYDJ

Total Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000

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