

MCNEILL RODNEY L & ELLA M
95056 STARLING CT
FERNANDINA BEACH, FL 32034

26-2N-28-006A-0071-0000

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										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0500 01 3,770 103.9500 164.24 619,185 2017 2017 0 0 3.50 96.50										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2018 Heated Area: 3019 HX Base Yr 2018										BUILDING MARKET VALUE 597,514									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 84,367									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 200,000									
Interior Floo 11 CLAY TILE 50																				TOTAL MARKET VALUE 881,881									
Interior Floo 13 CARPET 50																				SOH/AGL Deduction 362,544									
Air Condition 04 CENTRAL 100																				ASSESSED VALUE 519,337									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bedrooms 3 100																				BASE TAXABLE VALUE 468,615									
Bathrooms 3 100																				TOTAL JUST VALUE 881,881									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 821,914									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				22001237 ADDITION 14,300 01/21/2022									
MAP NUM MKT AREA 04																				B2113622 SWIM POOL 101,000 10/06/2021									
NEIGHBORHOOD/LOC 4042.00																				B1803269 GENERATOR 12,025 04/01/2018									
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																				C1703561 CO ISSUED 0 10/26/2017									
BAS 3,019 100 2017 3,019 478,487																				B1703561 NEW CONSTR 400,330 04/21/2017									
FGR 844 55 2017 464 73,540																													
FOP 52 30 2017 16 2,536																													
FSP 677 40 2017 271 42,951																													
TOTALS 4,592 3,770 597,514																													
EXTRA FEATURES										95056 STARLING CT, FERNANDINA BEACH										BLD DATE LGL DATE									
																				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										05/08/2025 MLU																			
1 0855 CONC PAVER 0 100 6 4 24.00 SF 10.00 10.00 100 2017 2017 3 96 230																													
2 0855 CONC PAVER 0 100 0 0 1,525.00 SF 10.00 10.00 100 2017 2017 3 96 14,640																													
3 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2017 2017 3 97 3,395																													
4 0911 SCRNM RM A 0 100 0 0 1,220.00 SF 17.50 17.50 100 2022 2022 3 93 19,856																													
5 0861 POOL GUNIT 0 100 0 0 456.00 SF 85.00 85.00 100 2022 2022 3 95 36,822																													
6 0855 CONC PAVER 0 100 0 0 764.00 SF 10.00 10.00 100 2022 2022 3 99 7,564																													
7 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2022 2022 3 93 1,860																													
LAND DESCRIPTION										TOTAL OB/XF 84,367																			
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 000135 C RES NATURAL 100 PUD 0.00 0.00 1.00 LT 1.00 1.00 1.00 200,000.00 200,000.00 200,000																													
REVIEW DATE 08/17/2022 BY DJ										Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000										PRINTED 07/30/2025 BY SYS									