LOT 73
AMELIA NATIONAL #1 PB 7/48

DUBIN MICHAEL A & KAREN L
95086 STARLING COURT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0073-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

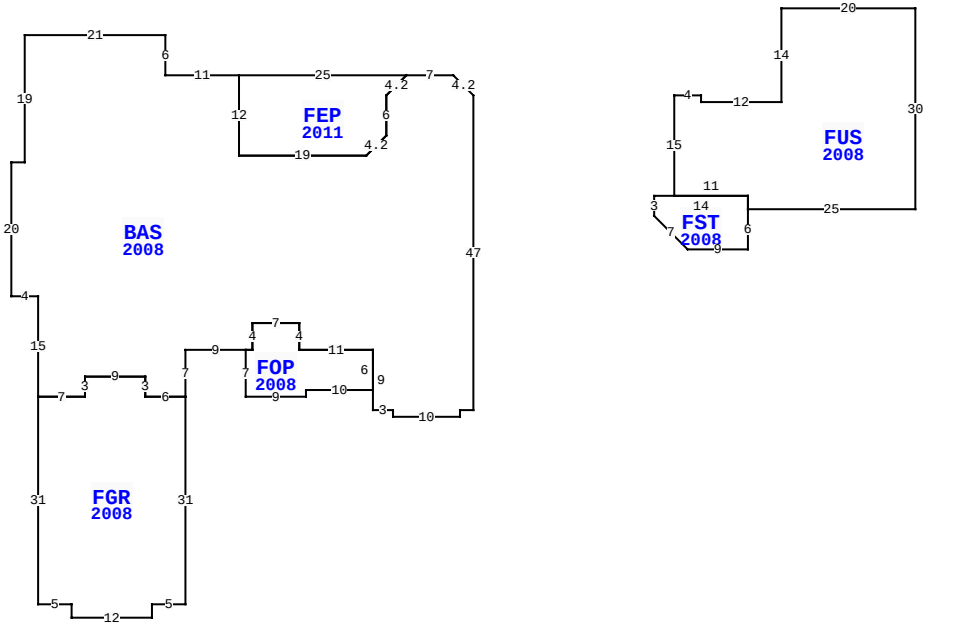
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,873	100	2008	2,873	426,579
FEP	264	80	2011	211	31,329
FGR	733	55	2008	403	59,836
FOP	151	30	2008	45	6,681
FST	100	55	2008	55	8,167
FUS	838	100	2008	838	124,425
TOTALS	4,959			4,425	657,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,425	99.4400	157.12	695,256	2008	2013	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2022 Heated Area: 3711 HX Base Yr 2022



95086 STARLING CT, FERNANDINA BEACH

BLD DATE			LGL DATE		
XF DATE	07/08/2008	RK	LAND DATE	05/08/2025	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		657,017
TOTAL MARKET OB/XF VALUE		56,329
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		913,346
SOH/AGL Deduction		581,885
ASSESSED VALUE		331,461
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		280,739
TOTAL JUST VALUE		913,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		738,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1803370	(22) WINDOWS	12,025	04/01/2018
B24365	XFOB	34,446	02/01/2011
B24221	ADDITION	14,327	12/01/2010
M13536	MECH OTHER	0	01/01/2008
E20240	ELEC OTHER	6,000	11/01/2007
P12843	OTHER	0	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2462/1906	5/12/2021	WD	Q	I	01	787,000
GRANTOR: STRAUB MARGARET L						
GRANTEE: DUBIN MICHAEL A & K						
1697/1990	8/30/2010	WD	U	I	11	349,000
GRANTOR: ATLAS FL I SPE LLC						
GRANTEE: STRAUB WILLIAM J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W7 FEP=[YR=2011] W25 S12 E19 U3 R3 N6 R3 U3 $ D3 L3 S6 D3 L3 W19 N12 W11 N6 W21 S19 W2 S20 E4 S15 FGR=[YR=2008] S31 E5 S2 E12 N2 E5 N31 W6 N3 W9 S3 W7 $ E7 N3 E9 S3 E6 N7 E9 FOP=[YR=2008] S7 E9 N1 E10 N6 W11 N4 W7 S4 W1 $ E1 N4 E7 S4 E11 S9 E3 S1 E10 N1 E2 N47 $ PTR= E30 FUS=[YR=2008] E4 S1 E12 N14 E20 S30 W25 FST=[YR=2008] S6 W9 U5 L5 N3 E14 S2 $ N2 W11 N15 $ W30 $.

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	0855	CONC PAVER	0	100	0	0	1,368.00	SF	7.00	7.00	100	2008	2008	3	88	8,427	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	91	3,185	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2011	2011	3	60	21,420	
4	0911	SCRN RM A	0	100	35	46	1,610.00	SF	17.50	17.50	100	2011	2011	3	45	12,679	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	45	450	
6	0855	CONC PAVER	0	100	0	0	972.00	SF	10.00	10.00	100	2011	2011	3	91	8,845	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	45	900	
8	1134	LANDSCP BL	0	100	96	0	144.00	SF	3.00	3.00	100	2011	2011	3	98	423	

LAND DESCRIPTION

TOTAL OB/XF 56,329

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	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 11/07/2019 BY KWX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS