LOT 76
IN OR 2189/873
AMELIA NATIONAL #1 PB 7/48

DUVALL JAMES C/HALL TRACY L
95142 STARLING COURT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0076-0000

BUILDING CHARACTERISTICS

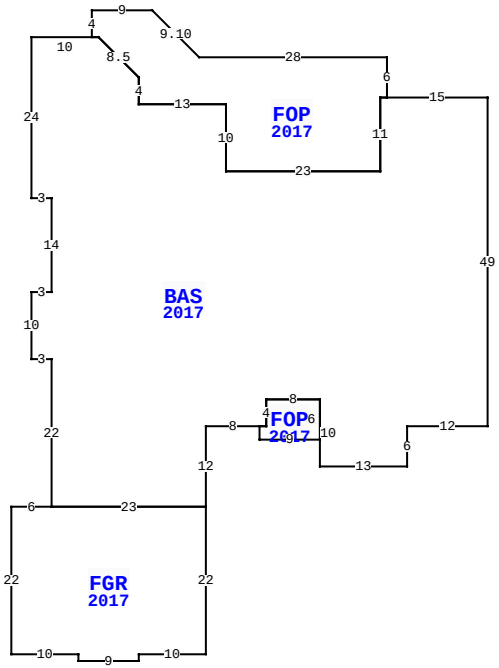
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,442	100	2017	3,442	653,843
FGR	647	55	2017	356	67,626
FOP	50	30	2017	15	2,850
FOP	573	30	2017	172	32,673
TOTALS	4,712			3,985	756,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,985	124.5870	196.85	784,447	2017	2017	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2018 Heated Area: 3442 HX Base Yr 2018



95142 STARLING CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		756,991
TOTAL MARKET OB/XF VALUE		46,800
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		1,003,791
SOH/AGL Deduction		447,806
ASSESSED VALUE		555,985
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		505,263
TOTAL JUST VALUE		1,003,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		935,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706642	CO ISSUED	0	12/27/2017
B1706869	SCRN ENCLSRE	13,959	11/01/2017
B177179	SWIM POOL	39,500	08/09/2017
B1706642	NEW CONSTR	434,061	07/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2189/0873	4/05/2018	WD	U	I	30	166,900
GRANTOR: DUVALL JAMES C & TRAC						
GRANTEE: DUVALL JAMES C & TR						
2167/1514	12/28/2017	WD	Q	I	02	687,600
GRANTOR: ICI JACKSONVILLE RESI						
GRANTEE: DUVALL JAMES C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FOP=[YR=2017] N6 W28 U7 L7 W9 S4 E1 R6 D6 S4 E13 S10 E23 N11 E1$ W1 S11 W23 N10 W13 N4 L6 U6 W10 S24 E3 S14 W3 S10 E3 S22 FGR=[YR=2017] W6 S22 E10 S1 E9 N1 E10 N22 W23$ E23 N12 E8 FOP=[YR=2017] S2 E9 N6 W8 S4 W1$ E1 N4 E8 S10 E13 N6 E12 N49$.

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	12	4	48.00	SF	10.00	10.00	100	2017	2017	3	96	461	
2	0855	CONC PAVER	0	100	0	0	1,080.00	SF	10.00	10.00	100	2017	2017	3	96	10,368	
3	0861	POOL GUNIT	0	100	0	0	310.00	SF	85.00	85.00	100	2017	2017	3	81	21,344	
4	0855	CONC PAVER	0	100	0	0	405.00	SF	10.00	10.00	100	2017	2017	3	96	3,888	
5	0911	SCRN RM A	0	100	0	0	715.00	SF	17.50	17.50	100	2017	2017	3	74	9,259	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480	

LAND DESCRIPTION

TOTAL OB/XF 46,800

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 05/07/2024 BY NWA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS