LOT 79
AMELIA NATIONAL #1 PB 7/48

SHINE EDWARD M/MAWBY RYDER J
95121 STARLING COURT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0079-0000

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	14	CARPET 60
Interior Floo	15	HARDTILE 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

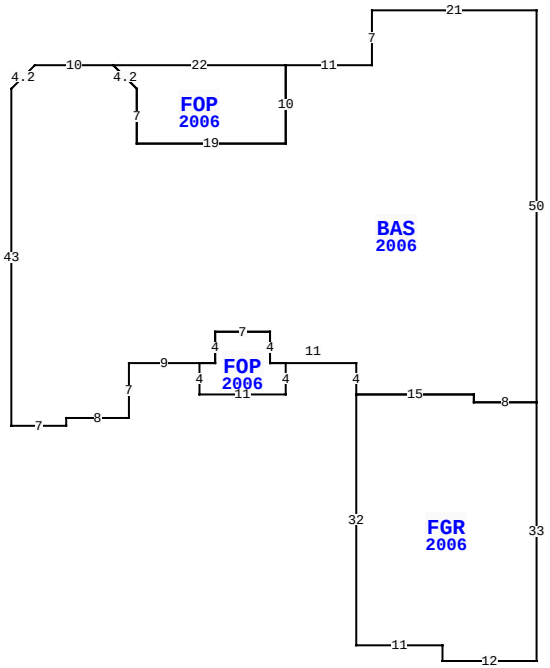
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,678	100	2006	2,678	422,939
FGR	752	55	2006	414	65,384
FOP	72	30	2006	22	3,474
FOP	195	30	2006	58	9,160
TOTALS	3,697			3,172	500,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,172	106.9040	168.91	535,783	2006	2011	0	0	0	6.50	93.50

1 SFR CUST – 0% - 2025 Heated Area: 2678 HX Base Yr



95121 STARLING CT, FERNANDINA BEACH

BLD DATE	04/05/2007	PH	LGL DATE	
XF DATE	03/13/2007	PH	LAND DATE	05/08/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	500,957
TOTAL MARKET OB/XF VALUE	13,876
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	714,833
SOH/AGL Deduction	0
ASSESSED VALUE	714,833
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	714,833
TOTAL JUST VALUE	714,833
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	566,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11868	MECH OTHER	0	08/01/2006
E0617497	ELEC OTHER	4,000	06/01/2006
P0611179	OTHER	0	06/01/2006
C17800	CO ISSUED	0	05/01/2006
R09328	REPAIR/RRF	4,100	05/01/2006
B17800	NEW CONSTR	204,441	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/650	7/11/2025	FJ	U	I	11	0
GRANTOR: RYDER BERNICE S						
GRANTEE: MAWBY RYDER J						
2780/432	4/09/2025	FJ	U	I	11	0
GRANTOR: RYDER BERNICE S EST						
GRANTEE: SHINE EDWARD M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 S7 W11 FOP=[YR=2006] W22 D3 R3 S7 E19 N10$S10 W19 N7 U3 L3 W10 L3 D3 S43 E7 N1 E8 N7 E9
FOP=[YR=2006] S4 E11 N4 W2 N4 W7 S4 W2$E2 N4 E7 S4 E11 S4
FGR=[YR=2006]S32 E11 S2 E12 N33 W8 N 1 W15$E15 S1 E8 N50$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	0	0	0	1,925.00	SF	6.50	6.50	100	2006	2006	3	86	10,761	

LAND DESCRIPTION

TOTAL OB/XF 13,876

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	000134	C	RES POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS