LOT 81
AMELIA NATIONAL #1 PB 7/48

FAITH ANN M & LARRY A L/E/
95095 STARLING CT
FERNANDINA BEACH, FL 32034

2025

26-2N-28-006A-0081-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

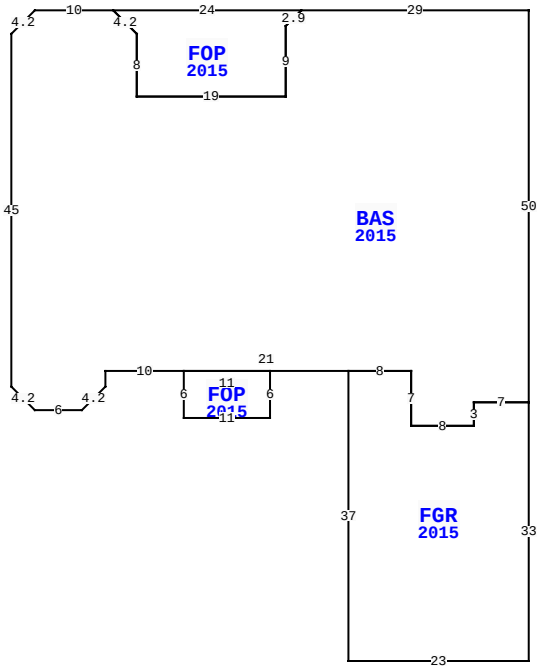
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,951	100	2015	2,951	477,235
FGR	767	55	2015	422	68,245
FOP	66	30	2015	20	3,235
FOP	216	30	2015	65	10,512
TOTALS	4,000			3,458	559,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,458	107.1800	169.34	585,578	2015	2015	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2016 Heated Area: 2951 HX Base Yr 2016



95095 STARLING CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		559,227
TOTAL MARKET OB/XF VALUE		95,027
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		854,254
SOH/AGL Deduction		364,174
ASSESSED VALUE		490,080
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		439,358
TOTAL JUST VALUE		854,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		797,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529958	CO ISSUED	0	07/06/2015
B1530470	SCRNRM	15,472	05/01/2015
B1530254	SWIM POOL	37,800	04/01/2015
B1529958	NEW CONSTR	369,546	02/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/0437	4/06/2022	WD	U	I	11	100
GRANTOR: FAITH ANN M & LARRY A						
GRANTEE: KORPAL LAURA FAITH						
2085/1915	8/29/2016	WD	U	V	11	100
GRANTOR: FF FLORIDA SOUTHERN H						
GRANTEE: FF FLORIDA RESIDENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W29 FOP=[YR=2015] W24 D3 R3 S8 E19 N9 U2 R2 $ L2 D2 S9 W19 N8 U3 L3 W10 D3 L3 S45 D3 R3 E6 U3 R3 N2 E10 FOP=[YR=2015] S6 E11 N6 W11$ E21 FGR=[YR=2015] S37 E23 N33 W7 S3 W8 N7 W8$ E8 S7 E8 N3 E7 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	0855	CONC PAVER	0	100	0	0	1,379.00	SF	10.00	10.00	100	2015	2015	3	95	13,101	
2	0861	POOL GUNIT	0	100	0	0	312.00	SF	255.00	255.00	100	2015	2015	3	75	59,670	
3	0911	SCRN RM A	0	100	0	0	782.00	SF	35.00	35.00	100	2015	2015	3	65	17,791	
4	0855	CONC PAVER	0	100	0	0	470.00	SF	10.00	10.00	100	2015	2015	3	95	4,465	

LAND DESCRIPTION

TOTAL OB/XF 95,027

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