



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,519	100	2020	2,519	426,775
FGR	701	55	2020	386	65,397
FOP	24	30	2020	7	1,186
FSP	190	40	2020	76	12,876
TOTALS	3,434			2,988	506,234

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	15	3	45.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	778.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	456.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,988	109.4160	172.88	516,565	2020	2020	0	0
1 SFR CUST - 100% - 2021									
Heated Area: 2519									
HX Base Yr 2021									

95025 STARLING CT, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/08/2025 MLU									

TOTAL OB/XF									
12,534									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		506,234	
TOTAL MARKET OB/XF VALUE		12,534	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		718,768	
SOH/AGL Deduction		400,852	
ASSESSED VALUE		317,916	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		267,194	
TOTAL JUST VALUE		718,768	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		660,697	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906140	CO ISSUED	0	03/05/2020
B1906140	NEW CONSTR	346,259	08/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2799/199	7/07/2025	QC	U	I	11
GRANTOR: BELLARD-HARRIS BRENDA					
GRANTEE: BELLARD-HARRIS BREN					
2345/0023	3/05/2020	WD	Q	I	01
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: BELLARD BRENDA S &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] U3 L3 W13 D3 L3 W6 FSP=[YR=2020] W19 S10 E19 N10\$ S10 W19 S60 E12 N1 E2 FOP=[YR=2020] E6 FGR=[YR=2020] E2 S6 E20 N2 E12 N21 W10 S2 W25 S3 E1 S12\$ N4 W6 S4\$ N4 E6 N8 W1 N3 E25 N54\$.									