LOT 69
AMELIA NATIONAL #1 PB 7/48

COMISKY JAMES L & ANITA C
95020 STARLING CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

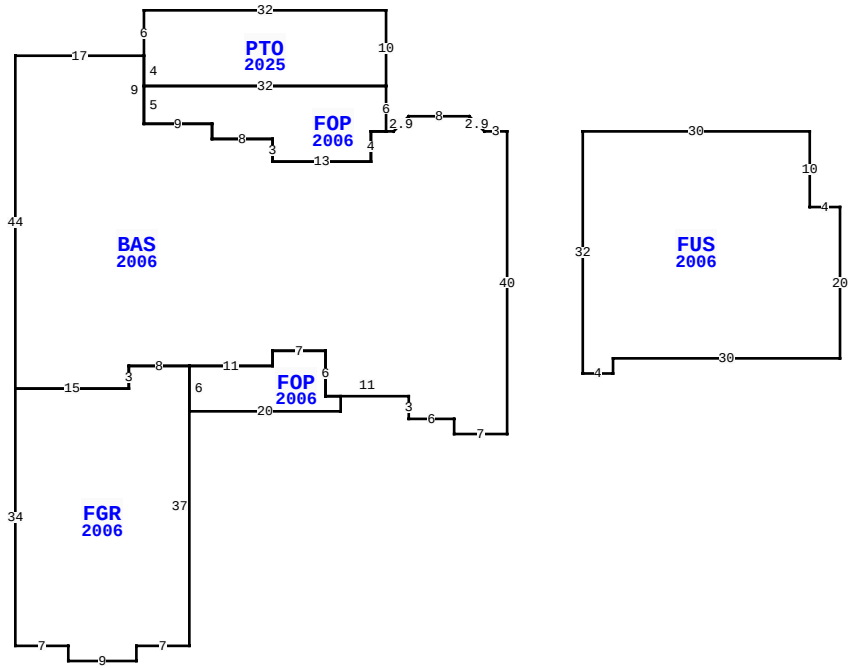
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,334	100	2006	2,334	348,428
FGR	824	55	2006	453	67,626
FOP	126	30	2006	38	5,673
FOP	243	30	2006	73	10,898
FUS	988	100	2006	988	147,492
PTO	320	5	2025	16	2,388
TOTALS	4,835			3,902	582,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,902	96.7005	160.52	626,349	2006	2011	0	0	0	7.00	93.00

1 SFR CUST 100% - 2024 Heated Area: 3322 HX Base Yr 2024



95020 STARLING CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		582,505
TOTAL MARKET OB/XF VALUE		9,598
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		792,103
SOH/AGL Deduction		351,552
ASSESSED VALUE		440,551
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		389,140
TOTAL JUST VALUE		792,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		804,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001065	10 X 30 SCREEN RO	12,000	01/29/2024
B2103786	(1) DOOR	4,106	03/29/2021
M11920	H/AC	0	08/01/2006
C17679	CO ISSUED	0	05/01/2006
R09232	REPAIR/RRF	4,000	05/01/2006
B0617679	NEW CONSTR	245,954	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/32	4/13/2023	WD	Q	I	02	750,000
GRANTOR: WIDDOWSON EDWARD J						
GRANTEE: COMISKY JAMES L & A						
2489/0004	8/16/2021	WD	Q	I	02	685,000
GRANTOR: BENNER DARRELL & PATR						
GRANTEE: WIDDOWSON EDWARD J						

BUILDING NOTES

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
3	0912	SCRN RM G	0	100	0	0	320.00	SF	21.00	21.00	100	2025	2024		97	6,518	

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W3 U2L2 W8 D2L2 W1 W2 S4 W13 N3 W8 N2 W9 N9 W17 S44 E15 N3 E8 E11 N2 E7 S6 E11 S3 E6 S2 E7 N40 $
FUS=[YR=2006;ORIG=10,0] S32 E4 N2 E30 N20 W4 N10 W30 $
FGR=[YR=2006;ORIG=-65,34] S34 E7 S2 E9 N2 E7 N37 W8 S3 W15 $
FOP=[YR=2006;ORIG=-16,0] N6 W32 S5 E9 S2 E8 S3 E13 N4 E2 $
FOP=[YR=2006;ORIG=-42,31] S6 E20 N2 W2 N6 W7 S2 W11 $
PTR=[ORIG=0,0] E10 W10 $
PTO=[YR=2025;ORIG=-48,-16] E32 S10 W32 N4 N6 $
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LAND DESCRIPTION

TOTAL OB/XF 9,598

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 06/27/2024 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS