LOT 70
AMELIA NATIONAL #1 PB 7/48

MCDERMOTT DENNIS M & JULIA C
95042 STARLING COURT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0070-0000

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

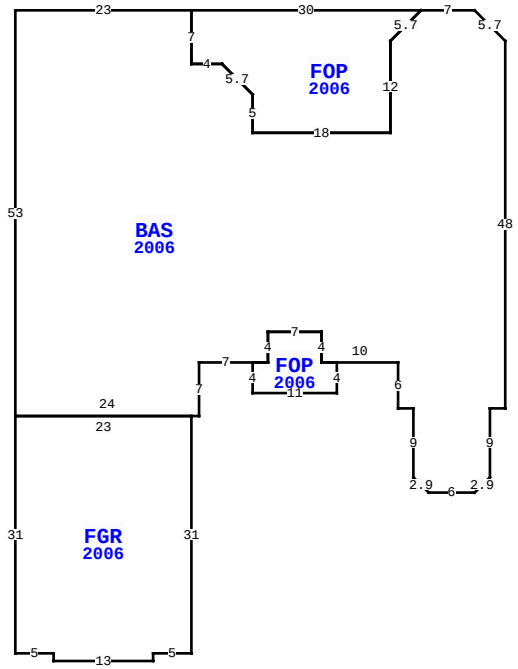
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4042.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,906	100	2006	2,906	441,115
FGR	726	55	2006	399	60,566
FOP	72	30	2006	22	3,340
FOP	360	30	2006	108	16,394
TOTALS	4,064			3,435	521,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,435	98.3250	163.22	560,661	2006	2011	0	0	0	7.00	93.00

1 SFR CUST 100% - 2022 Heated Area: 2906 HX Base Yr 2022



95042 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		521,415
TOTAL MARKET OB/XF VALUE		7,528
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		728,943
SOH/AGL Deduction		175,215
ASSESSED VALUE		553,728
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		502,317
TOTAL JUST VALUE		728,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		751,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24873	ADDITION	11,718	07/01/2011
M11737	MECH OTHER	0	07/01/2006
C17723	CO ISSUED	0	05/01/2006
P11167	OTHER	0	05/01/2006
R09276	REPAIR/RRF	3,500	05/01/2006
B0617723	NEW CONSTR	566,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0448	7/01/2021	WD	Q	I	02	715,000
GRANTOR: RADUENZ TIMOTHY E & G						
GRANTEE: MCDERMOTT DENNIS M						
1737/1511	5/05/2011	WD	U	I	38	320,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: RADUENZ TIMOTHY E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] L4 U4 W7 FOP=[YR=2006] W30S7 E4 R4 D4 S5E18N12 U4 R4 $ L4 D4 S12W18N5 U4 L4 W4N7W23 S53 FGR=[YR=2006] S31E5S1E13N1E5N31W23$ E24N7E7FOP=[YR=2006] S4E11N4W2N4W7S4 W2$E2N4E7S4E10S6E2S9 D2 R2 E6 U2 R2 N9E2N48$.

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	0819	CONC 12"	0	100	4	4	16.00	SF	9.50	9.50	100	2006	2006	3	84	128	
4	0911	SCRN RM A	0	100	0	0	600.00	SF	18.00	18.00	100	2011	2011	3	40	4,320	

LAND DESCRIPTION

TOTAL OB/XF 7,528

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 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS