LOT 77
AMELIA NATIONAL #1 PB 7/48

DANES FAMILY TRUST/DANES MICHAEL F TRUSTEE
95150 STARLING CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0077-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

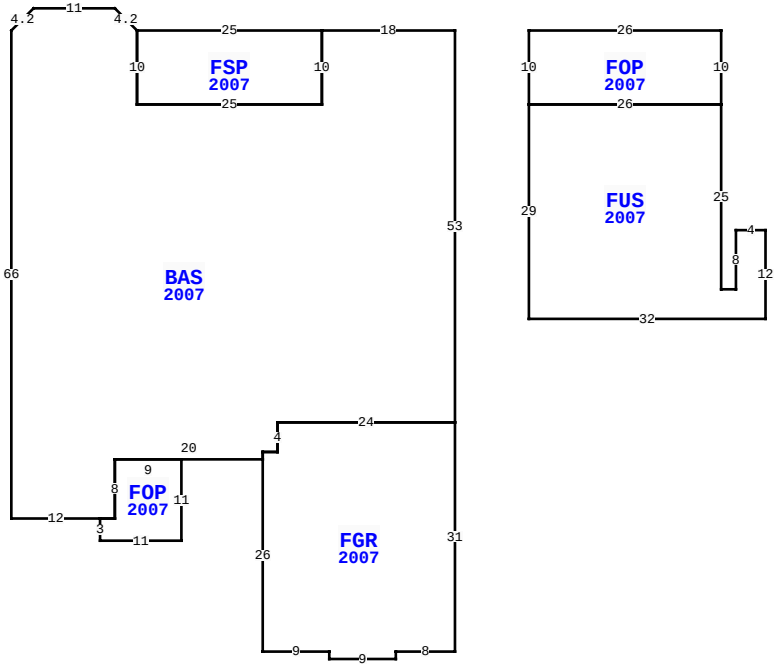
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	3,262	100	2007	3,262	403,176
FGR	807	55	2007	444	54,877
FOP	105	30	2007	32	3,955
FOP	260	30	2007	78	9,641
FSP	250	40	2007	100	12,360
FUS	810	100	2007	810	100,114
TOTALS	5,494			4,726	584,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,726	95.0988	132.19	624,730	2007	2012	0	0	0	6.50	93.50

1 SNGL FAM 100% - 2022 Heated Area: 4072 HX Base Yr 2022



95150 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		584,123
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		787,238
SOH/AGL Deduction		68,220
ASSESSED VALUE		719,018
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		667,607
TOTAL JUST VALUE		787,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		806,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003526	BATH REMODEL	7,800	03/04/2022
M11744	H/AC	0	07/01/2006
C17680	CO ISSUED	0	05/01/2006
R09233	REPAIR/RRF	5,600	05/01/2006
B0617680	NEW CONSTR	295,936	05/01/2006
P11089	NEW CONSTR	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2852/1247	2/25/2026	WD	U	I	11	100
GRANTOR: DANES BETH D & MICHAE						
GRANTEE: DANES FAMILY TRUST						
2492/0829	8/31/2021	WD	Q	I	01	687,000
GRANTOR: SHERMAN CHRISTOPHER &						
GRANTEE: DANES BETH D & MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W18 FSP=[YR=2007] W25S10E25 N10$ S10W25N10 L3 U3 W11 L3 D3 S66 E12 FOP=[YR=2007] S3E11N11W9S8 W2$E2N8E20FGR=[YR=2007] S26E9S1E9N1 E8 N31W24S4W2S1$N1E2N4E24N53$ PTR=E10 FOP=[YR=2007] S10 FUS=[YR=2007] S29 E32 N12W4S8W2N25W26$E26N10 W26$ W10$.

EXTRA FEATURES

L N	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	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000140	C	RES GOLF	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS