LOT 78
AMELIA NATIONAL #1 PB 7/48

BOELSEN CRAIG & ANTOINETTE CALABRESE
95151 STARLING CT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0078-0000

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	15	HARDTILE 60
Interior Floo	14	CARPET 40
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	02	Quality Level 02

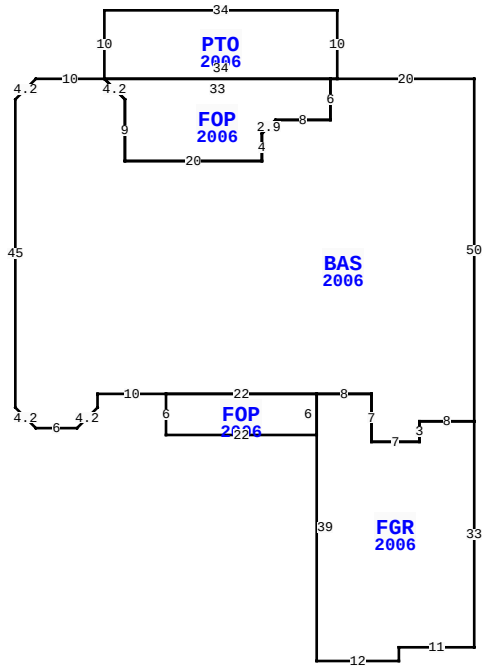
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4042.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,903	100	2006	2,903	461,421
FGR	794	55	2006	437	69,460
FOP	132	30	2006	40	6,357
FOP	307	30	2006	92	14,623
PTO	340	5	2006	17	2,702
TOTALS	4,476			3,489	554,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,489	102.9572	170.91	596,305	2006	2011	0	0	0	7.00	93.00

1 SFR CUST 100% - 2026 Heated Area: 2903 HX Base Yr 2026



95151 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		554,564
TOTAL MARKET OB/XF VALUE		4,830
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		759,394
SOH/AGL Deduction		117,229
ASSESSED VALUE		642,165
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		590,754
TOTAL JUST VALUE		759,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		772,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1702169	H/AC	0	04/01/2017
B18715	XFOB	5,000	10/01/2006
M11312	H/AC	0	03/01/2006
E16769	NEW CONSTR	2,790	02/01/2006
P10719	NEW CONSTR	0	02/01/2006
C16966	CO ISSUED	566,930	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2824/1981	10/24/2025	WD	Q	I	02	895,000
GRANTOR: MEHALKO ANDREW JR & S						
GRANTEE: BOELSEN CRAIG & ANT						
1444/1893	9/18/2006	WD	Q	I		596,200
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: MEHALKO ANDREW JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 PTO=[YR=2006] N10W34S10 E34$ W1
FOP=[YR=2006] W33 R3 D3 S9E20 N4 R2 U2 E8N6$S6W8 L2 D2
S4W20N9 U3 L3 W10 L3 D3 S45 D3 R3 E6 R3 U3 N2E10
FOP=[YR=2006] S6E22N6W22$ E22 FGR=[YR=2006] S39 E12N2E11N33W8
S3W7N7W8$E8S7E7N3E8N50$.

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	0911	SCRN RM A	0	100	10	34	340.00	SF	23.40	23.40	100	2006	2006	3	22	1,750	

LAND DESCRIPTION

TOTAL OB/XF 4,830

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