LOT 80
AMELIA NATIONAL #1 PB 7/48

SHINE EDWARD MILTON TRUST/SHINE EDWARD MILTON
95111 STARLING COURT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

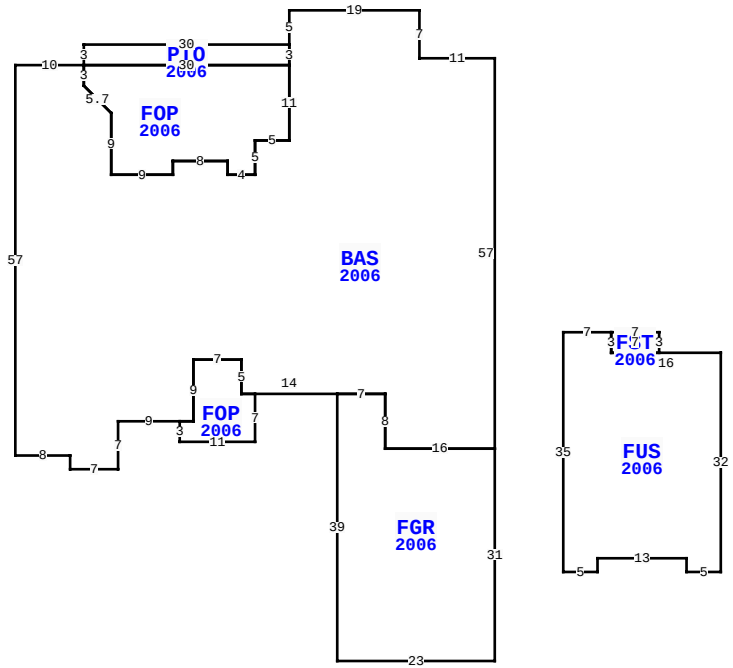
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	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	3,414	100	2006	3,414	491,747
FGR	769	55	2006	423	60,928
FOP	104	30	2006	31	4,465
FOP	395	30	2006	118	16,997
FST	21	55	2006	12	1,729
FUS	731	100	2006	731	105,292
PTO	90	5	2006	4	577
TOTALS	5,524			4,733	681,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,733	93.3014	154.88	733,047	2006	2011	0	0	0	7.00	93.00

1 SFR CUST 100% - 2008 Heated Area: 4145 HX Base Yr 2008



95111 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		681,734
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		884,814
SOH/AGL Deduction		497,571
ASSESSED VALUE		387,243
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		330,832
TOTAL JUST VALUE		884,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		895,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17690	NEW CONSTR	2,187	07/01/2006
M11737	H/AC	0	07/01/2006
P11108	NEW CONSTR	0	05/01/2006
C17557	CO ISSUED	672,957	04/01/2006
R09169	REPAIR/RRF	3,500	04/01/2006
B17557	NEW CONSTR	672,957	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2800/1138	7/03/2025	WD	U	I	11	100
GRANTOR: SHINE EDWARD M						
GRANTEE: SHINE EDWARD MILTON						
1487/1297	3/26/2007	WD	Q	I		700,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: SHINE EDWARD M & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W11 N7W19S5 PTO=[YR=2006] W30 S3E30
N3$S3FOP=[YR=2006] W30S3 D4 R4 S9E9N2E8S2E4N5E5N11$S11
W5S5W4N2W8S2W9N9 U4 L4 N3 W10 S57 E8S2E7N7E9 FOP=[YR=2006]
S3E11N7 W2N5W7S9W2$E2N9E7S5E14 FGR=[YR=2006] S39E23N31
W16N8W7$E7S8 E16N57$ PTR=S40E10 FUS=[YR=2006] E7
FST=[YR=2006] E7S3W7N3$S3E16S32W5N2 W13S2W5N35$ W10N40$.

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	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	000134	C	RES POND	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