LOT 84
AMELIA NATIONAL #1 PB 7/48

BELLARD-HARRIS BRENDA S
95025 STARLING COURT
FERNANDINA BEACH, FL 32034

2026

26-2N-28-006A-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

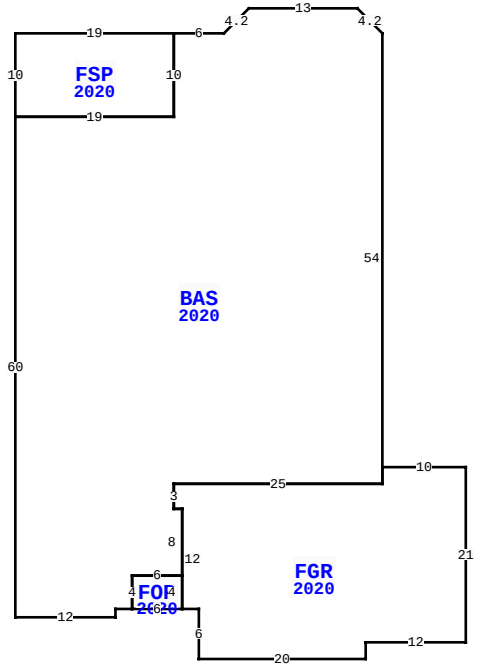
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,519	100	2020	2,519	423,787
FGR	701	55	2020	386	64,939
FOP	24	30	2020	7	1,178
FSP	190	40	2020	76	12,786
TOTALS	3,434			2,988	502,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,988	103.9452	172.55	515,579	2020	2020	0	0	0	2.50	97.50

1 SFR CUST 100% - 2021 Heated Area: 2519 HX Base Yr 2021



95025 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		502,690
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		702,690
SOH/AGL Deduction		376,190
ASSESSED VALUE		326,500
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,089
TOTAL JUST VALUE		702,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906140	CO ISSUED	0	03/05/2020
B1906140	NEW CONSTR	346,259	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2799/199	7/07/2025	QC	U	I	11	100
GRANTOR: BELLARD-HARRIS BRENDA						
GRANTEE: BELLARD-HARRIS BREN						
2345/0023	3/05/2020	WD	Q	I	01	466,200
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: BELLARD BRENDA S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] U3 L3 W13 D3 L3 W6 FSP=[YR=2020] W19 S10 E19 N10$ S10 W19 S60 E12 N1 E2 FOP=[YR=2020] E6 FGR=[YR=2020] E2 S6 E20 N2 E12 N21 W10 S2 W25 S3 E1 S12$ N4 W6 S4$ N4 E6 N8 W1 N3 E25 N54$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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