LOT 8
EX MINERAL RIGHTS PT 1826/1193
PRESERVE AT SUMMER BEACH #2

CARUSO PAUL MARTIN & DESIREE LANDRUM
95012 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1674-0008-0000

BUILDING CHARACTERISTICS

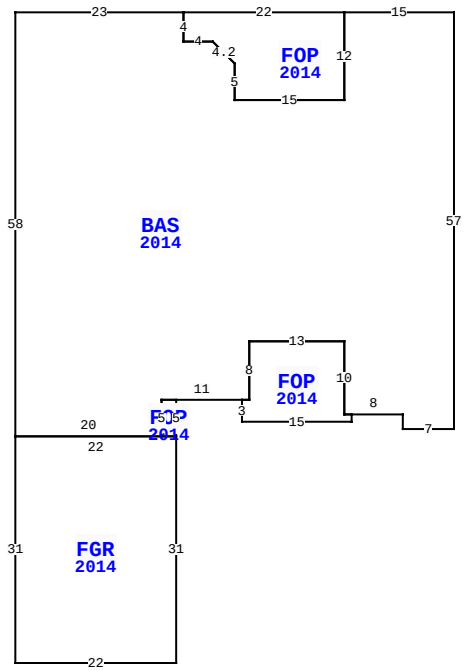
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,008	100	3,008	485,130
FGR	682	55	375	60,480
FOP	10	30	3	484
FOP	147	30	44	7,096
FOP	213	30	64	10,322
TOTALS	4,060		3,494	563,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,494	117.8980	168.00	586,992	2014	2014	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2021 Heated Area: 3008 HX Base Yr 2021



95012 WHISTLING DUCK CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		563,512
TOTAL MARKET OB/XF VALUE		81,510
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		945,022
SOH/AGL Deduction		75,747
ASSESSED VALUE		869,275
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		819,275
TOTAL JUST VALUE		945,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		889,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529968	ENCLOSURE	29,601	02/01/2015
B1428236	CO ISSUED	0	12/11/2014
B1429210	SWIM POOL	35,000	08/01/2014
B1428236	NEW CONSTR	370,262	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2393/0780	9/10/2020	WD	Q	I	01	1,025,000
GRANTOR: LINIADO ETHEL K LIFET						
GRANTEE: CARUSO PAUL MARTIN						
1954/0690	12/12/2014	SW	Q	I	01	734,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LINIADO ETHEL K LIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FOP=[YR=2014] W22 S4 E4 D3 R3 S5 E15 N12$ S12 W15 N5 U3 L3 W4 N4 W23 S58 FGR=[YR=2014] S31 E22 N31 FOP=[YR=2014] N5 W2 S5 E2$ W22$ E20 N5 E11 FOP=[YR=2014] S3 E15 N1 W1 N10 W13 S8 W1$ E1 N8 E13 S10 E8 S2 E7 N57$.

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	2014	2014	3	97	3,395	
2	0855	CONC PAVER	0	100	0	0	2,327.00	SF	7.00	7.00	100	2014	2014	3	95	15,475	
3	0911	SCRN RM A	0	100	0	0	960.00	SF	17.50	17.50	100	2015	2015	3	74	12,432	
4	0861	POOL GUNIT	0	100	0	0	320.00	SF	170.00	170.00	100	2015	2015	3	81	44,064	
5	0855	CONC PAVER	0	100	0	0	640.00	SF	10.00	10.00	100	2015	2015	3	96	6,144	

LAND DESCRIPTION

TOTAL OB/XF 81,510

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS