LOT 9
IN OR 1802/791
PRESERVE AT SUMMER BEACH #2

IANNUZZI V JAMES & NANCY B
95006 WHISTLING DUCK CIRCLE
FERNANDINA BEACH, FL 32034-5380

2023

00-SB-30-1674-0009-0000

BUILDING CHARACTERISTICS

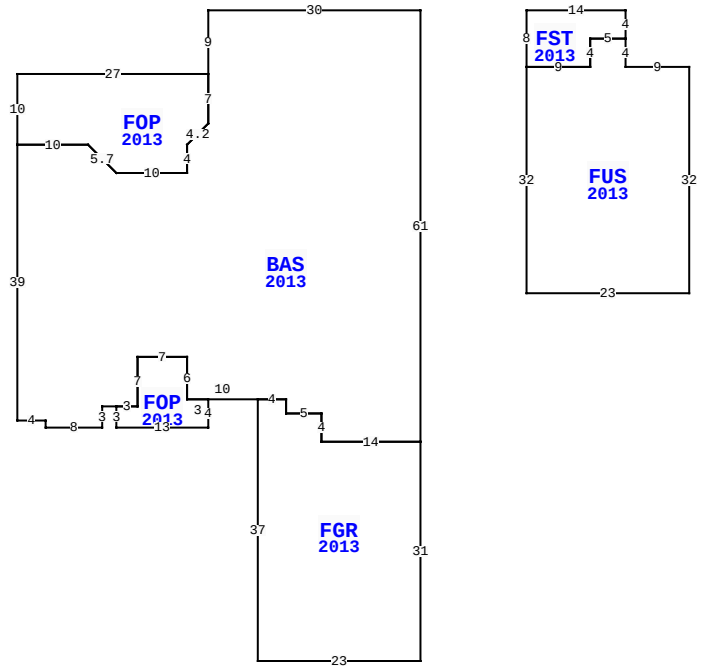
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	2,680	100	2,680	430,721
FGR	757	55	416	66,859
FOP	91	30	27	4,340
FOP	314	30	94	15,107
FST	92	55	51	8,197
FUS	756	100	756	121,502
TOTALS	4,690		4,024	646,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,024	118.0960	168.29	677,199	2013	2013	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2021 Heated Area: 3436 HX Base Yr 2021



95006 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		646,725
TOTAL MARKET OB/XF VALUE		9,928
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		956,653
SOH/AGL Deduction		203,223
ASSESSED VALUE		753,430
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		703,430
TOTAL JUST VALUE		956,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		897,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326777	CO ISSUED	0	11/13/2013
R1313486	ROOF	21,797	05/01/2013
M1318179	H/AC	114	04/01/2013
B1326777	SFR	404,761	01/01/2013
E1325782	NEW CONSTR	4,607	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1802/0791	7/06/2012	WD	Q	V	02	100,000
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: IANNUZZI V JAMES &						
1656/0492	12/28/2009	WD	U	V	12	1,800,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: PRESERVE OF AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W30 S9 FOP=[YR=2013] W27 S10 E10 D4 R4 E10 N4 U3 R3 N7$ S7 D3 L3 S4 W10 U4 L4 W10 S39 E4 S1 E8 N3 E2 FOP=[YR=2013] S3 E13 N4 W3 N6 W7 S7 W3$ E3 N7 E7 S6 E10 FGR=[YR=2013] S37 E23 N31 W14 N4 W5 N2 W4$ E4 S2 E5 S4 E14 N61$ PTR=E15 FST=[YR=2013] E14 S4 FUS=[YR=2013] S4 E9 S32 W23 N32 E9 N4 E5$ W5 S4 W9 N8$ W15 $.

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	0855	CONC PAVER	0	100	0	0	1,493.00	SF	7.00	7.00	100	2013	2013	3	95	9,928	

LAND DESCRIPTION

TOTAL OB/XF 9,928

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	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 11/07/2017 BY DJX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS