LOT 20
ESMT PT OR 1557/927
PRESERVE AT SUMMER BEACH #2

BULGER PETER EDWARD & CYNTHIA A
95143 WHISTLING DUCK CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1674-0020-0000

BUILDING CHARACTERISTICS

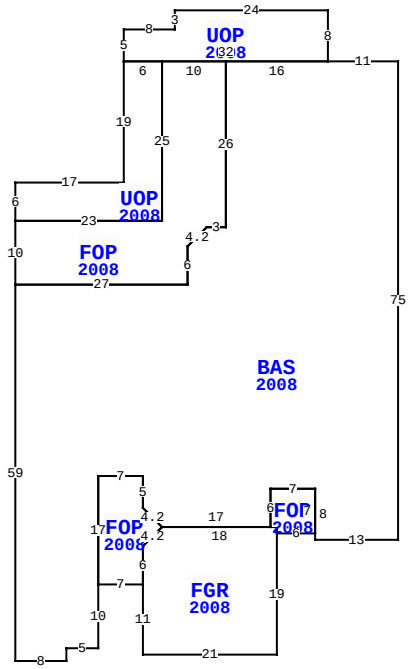
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	03	MASONRY 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	3,461	100	3,461	551,271
FGR	416	55	229	36,476
FOP	48	30	14	2,230
FOP	128	30	38	6,052
FOP	531	30	159	25,326
UOP	232	20	46	7,327
UOP	252	20	50	7,965
TOTALS	5,068		3,997	636,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,997	120.1860	171.27	684,566	2008	2008	0	0	0	7.00	93.00

1 SFR CUST – 100% - 2022 Heated Area: 3461 HX Base Yr 2022



95143 WHISTLING DUCK CIR, FERNANDINA BEACH

BLD DATE	08/27/2008 DJ	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		636,646
TOTAL MARKET OB/XF VALUE		61,873
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		998,519
SOH/AGL Deduction		23,568
ASSESSED VALUE		974,951
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		924,951
TOTAL JUST VALUE		998,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		946,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20862	SCRN ROOM FOR POO	4,500	12/01/2007
M13152	MECH OTHER	0	07/01/2007
C19836	CO ISSUED	0	05/01/2007
B19836	NEW CONSTR	302,082	05/01/2007
E19237	ELEC OTHER	1,500	05/01/2007
P12409	OTHER	0	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2464/0934	5/25/2021	WD	Q	I	01	1,249,900
GRANTOR: RODELL SUSAN M LIVING						
GRANTEE: BULGER PETER EDWARD						
2362/0581	5/06/2020	TD	U	I	11	100
GRANTOR: RODELL THOMAS J & SUS						
GRANTEE: RODELL SUSAN M LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W11 UOP=[YR=2008] N8 W24 S3 W8 S5 E32$ W16 FOP=[YR=2008] W10 UOP=[YR=2008] W6 S19 W17 S6 E23 N25 $ S25 W23 S10 E27 N6 U3 R3 E3 N26$ S26 W3 D3 L3 S6 W27 S59 E8 N2 E5 N10 FOP=[YR=2008] E7 FGR=[YR=2008] S11 E21 N19 FOP=[YR=2008] E6 N7 W7 S6 E1S1$ N1W18 D3 L3 S6$ N6 U3 R3 U3 L3 N5 W7 S17$ N17 E7 S5 D3 R3 E17 N6 E7 S8 E13 N75$.

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	2008	2008	3	93	3,255	
2	0861	POOL GUNIT	0	100	0	0	306.00	SF	170.00	170.00	100	2008	2008	3	56	29,131	
3	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	40	800	
4	0911	SCRN RM A	0	100	23	25	575.00	SF	17.50	17.50	100	2008	2008	3	40	4,025	
5	0835	QUARY TILE	0	100	0	0	269.00	SF	20.00	20.00	100	2008	2008	3	90	4,842	
6	0855	CONC PAVER	0	100	0	0	1,250.00	SF	10.00	10.00	100	2008	2008	3	90	11,250	
7	0855	CONC PAVER	0	100	0	0	319.00	SF	10.00	10.00	100	2008	2008	3	90	2,871	
8	1126	CB/STC 8"	0	100	0	0	175.00	SF	8.00	8.00	100	2008	2008	3	90	1,260	
9	0810	CONCRETE A	0	100	15	5	75.00	SF	6.50	6.50	100	2008	2008	3	90	439	
10	0600	SUMMER KIT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2008	2008	3	40	4,000	

LAND DESCRIPTION

TOTAL OB/XF 61,873

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