

LOT 22 & PT LOT 21
IN OR 2492/1474
EX ESMT PT OR 1596/213

CREED RICHARD O/PICHE CASSANDRA L
95159 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1674-0022-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8										
Exterior Wall	16	WD FR STUC 100	0500	01	3,180	125.8928	179.40	570,492	2013	2013	0	0	4.50	95.50	VALUATION SUMMARY										
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2022													Heated Area: 2758									
Roof Cover	07	CONC TILE 100														HX Base Yr 2022									
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 80																							
Interior Floo	14	CARPET 20																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
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	2,758	100	2,758	472,520																					
FGR	537	55	295	50,541																					
FOP	99	30	30	5,140																					
FOP	324	30	97	16,619																					
TOTALS			3,718	3,180	544,820																				
EXTRA FEATURES			95159 WHISTLING DUCK CIR, FERNANDINA BEACH																						
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920										
2	0855	CONC PAVER	0 100	0	0	1,145.00	SF	7.00	7.00	100	2013	2013	3	95	7,614										
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																									