LOT 23
IN OR 2210/546
EX MINERAL RIGHTS PT 1826/1193

LANCASTER BRUCE E & DIAN
95169 WHISTLING DUCK CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1674-0023-0000

BUILDING CHARACTERISTICS

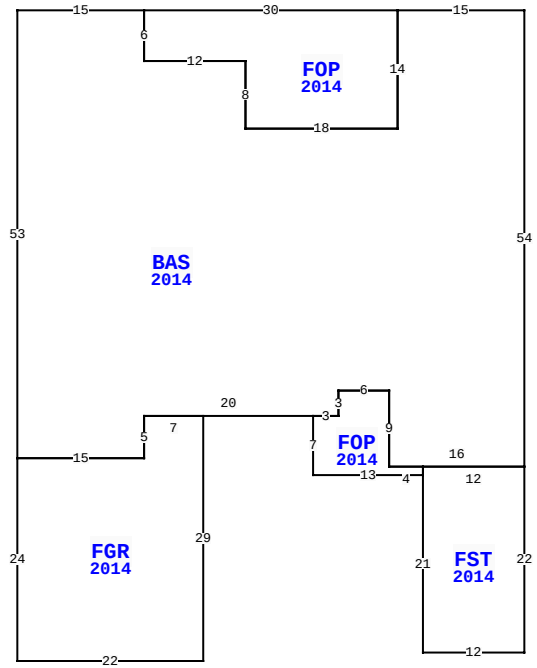
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,709	100	2,709	476,307
FGR	563	55	310	54,506
FOP	85	30	26	4,572
FOP	324	30	97	17,055
FST	264	55	145	25,495
TOTALS	3,945		3,287	577,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,287	128.5240	183.15	602,014	2014	2014	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2019 Heated Area: 2709 HX Base Yr 2019



95169 WHISTLING DUCK CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		577,933
TOTAL MARKET OB/XF VALUE		8,007
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		885,940
SOH/AGL Deduction		287,415
ASSESSED VALUE		598,525
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		548,525
TOTAL JUST VALUE		885,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		833,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428315	CO ISSUED	0	12/19/2014
B1428315	NEW CONSTR	340,795	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/0546	7/13/2018	WD	Q	I	02	727,900
GRANTOR: LYNN DAVID E & BARBAR						
GRANTEE: LANCASTER BRUCE E &						
1959/1111	1/21/2015	WD	Q	I	01	531,300
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LYNN DAVID E & BARB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FOP=[YR=2014] W30 S6 E12 S8 E18 N14$ S14 W18 N8 W12 N6 W15 S53 FGR=[YR=2014] S24 E22 N29 W7 S5 W15$ E15 N5 E20 FOP=[YR=2014] S7 E13 FST=[YR=2014] S21 E12 N22 W12 S1 $ N1 W4 N9 W6 S3 W3$ E3 N3 E6 S9 E16 N54$.

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	1,204.00	SF	7.00	7.00	100	2014	2014	3	95	8,007	

LAND DESCRIPTION

TOTAL OB/XF 8,007

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 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