LOT 24
IN OR 1925/1585
EX MINERAL RIGHTS PT 1826/1193

FREILICH DAVID & HEIDI
95183 WHISTLING DUCK CR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1674-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

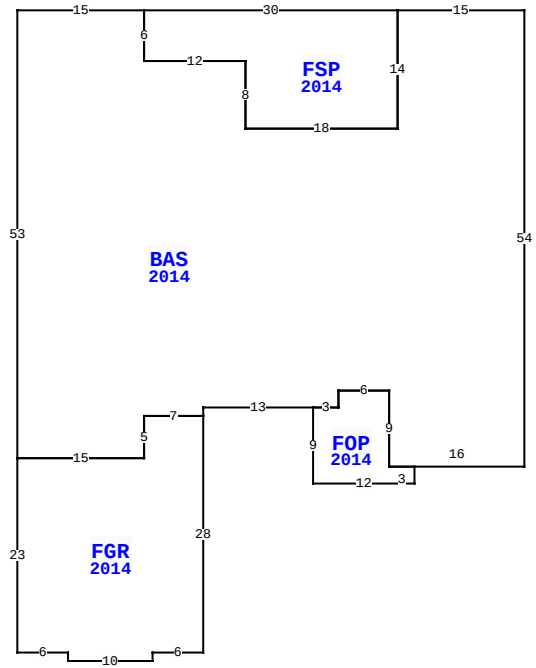
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,693	100	2,693	471,245
FGR	551	55	303	53,022
FOP	99	30	30	5,249
FSP	324	40	130	22,748
TOTALS	3,667		3,156	552,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,156	127.9168	182.28	575,276	2014	2014	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2015 Heated Area: 2693 HX Base Yr 2015



95183 WHISTLING DUCK CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		552,265
TOTAL MARKET OB/XF VALUE		10,258
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		862,523
SOH/AGL Deduction		316,687
ASSESSED VALUE		545,836
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		495,836
TOTAL JUST VALUE		862,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		810,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327929	CO ISSUED	0	06/27/2014
P1317035	NEW CONSTR	0	12/01/2013
B1327929	NEW CONSTR	328,258	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1925/1585	6/30/2014	SW	Q	I	01	534,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FREILICH DAVID & HE						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FSP=[YR=2014] W30 S6 E12 S8 E18 N14$ S14 W18 N8 W12 N6 W15 S53 FGR=[YR=2014] S23 E6 S1 E10 N1 E6 N28 W7 S5 W15$ E15 N5 E7 N1 E13 FOP=[YR=2014] S9 E12 N2 W3 N9 W6 S2 W3$ E3 N2 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	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	1,032.00	SF	7.00	7.00	100	2014	2014	3	95	6,863	

LAND DESCRIPTION

TOTAL OB/XF 10,258

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