

LOT 25
EX MINERAL RIGHTS PT 1826/1193
PRESERVE AT SUMMER BEACH #2

O'NEILL THOMAS F & MAURA E
95191 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1674-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 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	3,008	100	3,008	498,067
FGR	484	55	266	44,045
FOP	10	30	3	496
FOP	147	30	44	7,285
FOP	213	30	64	10,597
PTO	16	5	1	165

TOTALS 3,878 3,386 560,656

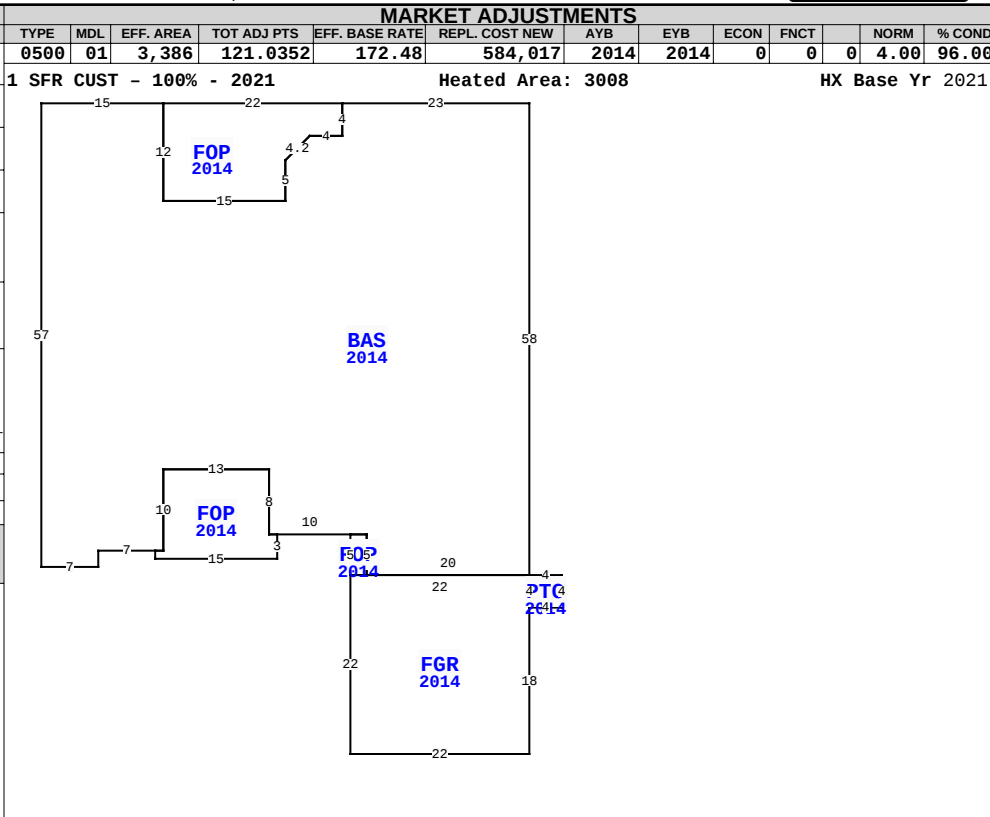
EXTRA FEATURES

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	2014	2014	3	97	3,395	
2	0855	CONC PAVER	0 100	0	0	1,568.00	SF	7.00	7.00	100	2014	2014	3	95	10,427	
3	0861	POOL GUNIT	0 100	0	0	390.00	SF	85.00	85.00	100	2014	2014	3	78	25,857	
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	70	1,400	
5	0855	CONC PAVER	0 100	0	0	810.00	SF	7.00	7.00	100	2014	2014	3	95	5,387	
6	0462	ST/AL FNC	0 100	0	0	330.00	SF	10.00	10.00	100	2014	2014	3	78	2,574	
7	0910	SCRN RM L	0 100	0	0	1,378.00	SF	15.00	15.00	100	2020	2020	3	93	19,223	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 05/27/2021 BY RK



95191 WHISTLING DUCK CIR, FERNANDINA BEACH

BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 68,263

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 8

VALUATION BY		STANDARD
Tax Group: 8		
Tax Dist:		
BUILDING MARKET VALUE		560,656
TOTAL MARKET OB/XF VALUE		68,263
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		928,919
SOH/AGL Deduction		195,154
ASSESSED VALUE		733,765
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		683,765
TOTAL JUST VALUE		928,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		855,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001063	SCNROOM	24,000	02/05/2020
B1429238	SWIM POOL	53,490	08/01/2014
C1327549	CO ISSUED	0	03/01/2014
P1316775	NEW CONSTR	0	08/01/2013
B1327549	NEW CONSTR	351,132	08/01/2013

SALES DATA			
OFF RECORD Number	DATE	TYPE INST Q U I	RSN CD SALE PRICE
2297/0140	8/06/2019	WD Q I 02	867,500
GRANTOR: JACKSON LEE A & GLORI			
GRANTEE: O'NEILL THOMAS F &			
1908/1881	3/21/2014	SW Q I 01	553,300
GRANTOR: D R HORTON INC-JACKSO			
GRANTEE: JACKSON LEE A & GLO			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2014] W23 FOP=[YR=2014] W22 S12 E15 N5 U3 R3 E4 N4\$ S4 W4 D3 L3 S5 W15 N12 W15 S57 E7 N2 E7 FOP=[YR=2014] S1 E15 N3 W1 N8 W13S10 W1\$ E1 N10 E13 S8 E10 FOP=[YR=2014] S5 FGR=[YR=2014] S22 E22 N18 PTO=[YR=2014] E4 N4 W4 S4\$ N4 W22\$ E2 N5 W2\$ E2 S5 E20 N58\$.			

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