

KAHOE FARRIN R II & JUDY Y
95221 WHISTLING DUCK CR
FERNANDINA BEACH, FL 32034-5309

00-SB-30-1674-0028-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur08IRREGULAR 100

Roof Cover07CONC TILE 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame

Stories Units

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA03

NEIGHBORHOOD/LOC3021.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,6931002,693453,354

FGR5515530351,009

FOP9930305,051

FOP324309716,330

TOTALS3,6673,123525,743

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0500013,123123.0592175.36

REPL. COST NEWAYB

547,64920142014

EYBECONFNCTNORM% COND

2014004.0096.00

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

153015

14FOP201412818

5453BAS2014

316751228236106

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE525,743

TOTAL MARKET OB/XF VALUE15,086

TOTAL LAND VALUE - MARKET300,000

TOTAL MARKET VALUE840,829

SOH/AGL Deduction318,078

ASSESSED VALUE522,751

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE472,751

TOTAL JUST VALUE840,829

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE789,159

PERMIT NUMDESCRIPTIONAMTISSUED

B1428288CO ISSUED009/29/2014

B1428288NEW CONSTR328,25702/01/2014

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1940/158610/03/2014SWQI01536,500

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:KAHOE FARRIN R II &

1826/119311/13/2012WDUV11100

GRANTOR:D R HORTON INC-JACKSO

GRANTEE:DRH ENERGY INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FOP=[YR=2014] W30 S14 E18 N8 E12 N6\$ S6 W12 S8 W18 N14 W15 S54 E13 FOP=[YR=2014] S2 E12 N9 W3 N2 W6 S9 W3\$ E3 N9 E6 S2 E16 S1 FGR=[YR=2014] S28 E6 S1 E10 N1 E6 N23 W15 N5 W7\$ E7 S5 E15 N53\$.

EXTRA FEATURES

95221 WHISTLING DUCK CIR, FERNANDINA BEACH

BLD DATE

XF DATE

REC DATE

LGL DATE

LAND DATE

AG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100201420143973,395

20855CONC PAVER0100001,208.00SF7.007.00100201420143958,033

30855CONC PAVER010000550.00SF7.007.00100201420143953,658

LAND DESCRIPTIONTOTAL OB/XF15,086

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.00300,000.00300,000.00300,000

REVIEW DATE08/19/2019BY DJATotal Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 08/02/2023 BY SYS