

LOT 5
IN OR 1905/996
EX MINERAL RIGHTS PT 1826/1193

RUCKER REED & PATRICIA
95289 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1674-0005-0000

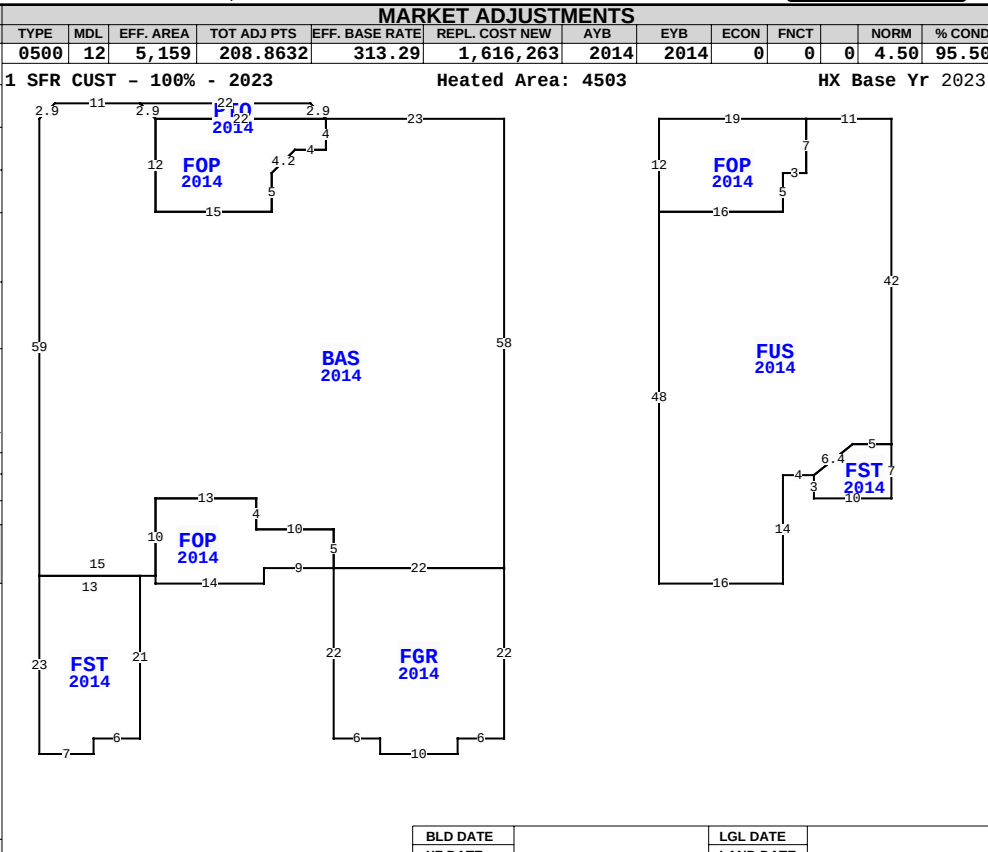


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

Quality	04	Quality Level 04
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	3,142	100	3,142	940,061
FGR	504	55	277	82,876
FOP	195	30	58	17,353
FOP	213	30	64	19,149
FOP	213	30	64	19,149
FST	60	55	33	9,874
FST	287	55	158	47,273
FUS	1,361	100	1,361	407,201
PTO	44	5	2	599
TOTALS	6,019		5,159	1,543,531

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0 100	0	0	643.00	SF	10.00	



TOTAL OB/XF									
8,029									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
8,029									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					1,543,531				
TOTAL MARKET OB/XF VALUE					8,029				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					1,851,560				
SOH/AGL Deduction					616,611				
ASSESSED VALUE					1,234,949				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					1,184,949				
TOTAL JUST VALUE					1,851,560				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,198,980				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327473	CO ISSUED	0	02/25/2014
M1318676	H/AC	0	08/01/2013
B1327473	SFR	521,524	07/01/2013
P1316717	NEW CONSTR	0	07/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1905/0996	2/28/2014	SW	Q	I	02	706,700	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: RUCKER REED & PATRI							
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] W23 PTO=[YR=2014] U2 L2 W22 D2 R2 FOP=[YR=2014] S12 E15 N5 U3 R3 E4 N4 W22\$ E22\$ S4 W4 D3 L3 S5 W15 N12 U2 L2 W11 D2 L2 S59 FST=[YR=2014] S23 E7 N2 E6 N21 W13\$ E15 FOP=[YR=2014] S1 E14 N2 E9 N5 W10 N4 W13 S10\$ N10 E13 S4 E10 S5 FGR=[YR=2014] S22 E6 S2 E10 N2 E6 N22 W22\$ E22 N58\$ PTR= E20 FOP=[YR=2014] E19 FUS=[YR=2014] E11 S42 FST=[YR=2014] S7 W10 N3 U4 R5 E5\$ W5 L5 D4 W4 S14 W16 N48 E16 N5 E3 N7\$ S7 W3 S5 W16 N12\$ W20\$.									