LOT 7
EX MINERAL RIGHTS PT 1826/1193
PRESERVE AT SUMMER BEACH #2

BOYLAN KEITH PATRICK & BRIDGETTE SHIRLEY
PO BOX 15832
FERNANDINA BEACH, FL 32035

2024

00-SB-30-1674-0007-0000

BUILDING CHARACTERISTICS

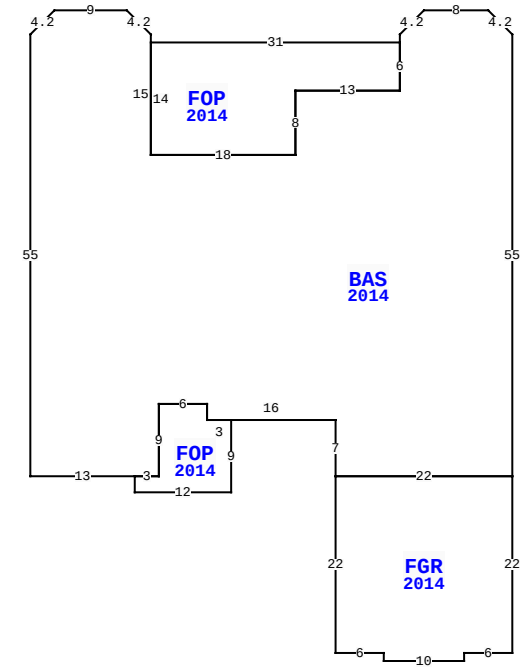
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,842	100	2,842	797,568
FGR	494	55	272	76,333
FOP	99	30	30	8,419
FOP	330	30	99	27,783
TOTALS	3,765		3,243	910,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,243	195.9048	293.86	952,988	2014	2014	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2022 Heated Area: 2842 HX Base Yr 2022



95317 WHISTLING DUCK CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		910,104
TOTAL MARKET OB/XF VALUE		72,806
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,282,910
SOH/AGL Deduction		439,287
ASSESSED VALUE		843,623
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		793,623
TOTAL JUST VALUE		1,282,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		900,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1427824	CO ISSUED	0	06/02/2014
B1428546	SWIM POOL	40,000	04/01/2014
B1327824	NEW CONSTR	357,362	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2700/235	3/14/2024	WD	Q	I	01	1,550,000
GRANTOR: LETHERT CHRISTOPHER M						
GRANTEE: BOYLAN KEITH PATRIC						
2387/0808	8/20/2020	WD	Q	I	01	855,000
GRANTOR: COOPER DONALD KEITH &						
GRANTEE: LETHERT CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] U3 L3 W8 D3 L3 S1 FOP=[YR=2014] W31 S14 E18 N8 E13 N6$ S6 W13 S8 W18 N15 U3 L3 W9 D3 L3 S55 E13
FOP=[YR=2014] S2 E12 N9 W3 N2 W6 S9 W3$ E3 N9 E6 S2 E16 S7
FGR=[YR=2014] S22 E6 S1 E10 N1 E6 N22 W22$ E22 N55$.

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	96	3,360	
2	0855	CONC PAVER	0	100	0	0	1,048.00	SF	7.00	7.00	100	2014	2014	3	95	6,969	
3	0861	POOL GUNIT	0	100	0	0	513.00	SF	85.00	85.00	100	2014	2014	3	75	32,704	
4	0911	SCRN RM A	0	100	0	0	1,404.00	SF	17.50	17.50	100	2017	2017	3	78	19,165	
5	0855	CONC PAVER	0	100	0	0	911.00	SF	7.00	7.00	100	2014	2014	3	95	6,058	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	65	1,300	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	65	3,250	

LAND DESCRIPTION

TOTAL OB/XF 72,806

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS