

LOT 8
EX MINERAL RIGHTS PT 1826/1193
PRESERVE AT SUMMER BEACH #2

CARUSO PAUL MARTIN & DESIREE LANDRUM
95012 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1674-0008-0000



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 70
Interior Floor	14	CARPET 30
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

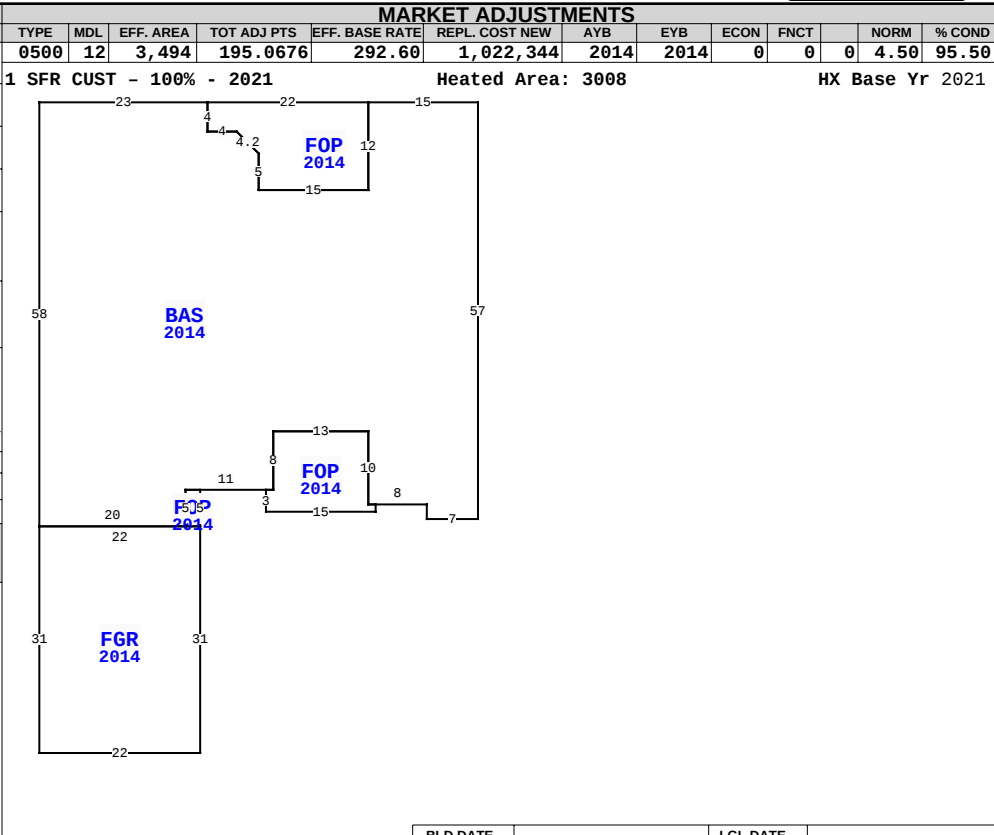
Quality		
04 Quality Level 04		
DOR CODE 0100 SINGLE FAMILY		
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC 3021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,008	100	3,008	840,535
FGR	682	55	375	104,787
FOP	10	30	3	838
FOP	147	30	44	12,295
FOP	213	30	64	17,883

TOTALS	4,060		3,494	976,339
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	2,327.00	SF	7.00	
3	0911	SCRN RM A	0 100	0	0	960.00	SF	17.50	
4	0861	POOL GUNIT	0 100	0	0	320.00	SF	170.00	
5	0855	CONC PAVER	0 100	0	0	640.00	SF	10.00	

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



95012 WHISTLING DUCK CIR, FERNANDINA BEACH									
TOTAL OB/XF 79,107									

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LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	3			

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 8									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					976,339				
TOTAL MARKET OB/XF VALUE					79,107				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					1,355,446				
SOH/AGL Deduction					460,093				
ASSESSED VALUE					895,353				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					845,353				
TOTAL JUST VALUE					1,355,446				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					945,022				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529968	ENCLOSURE	29,601	02/01/2015
B1428236	CO ISSUED	0	12/11/2014
B1429210	SWIM POOL	35,000	08/01/2014
B1428236	NEW CONSTR	370,262	01/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2393/0780	9/10/2020	WD	Q	I	01	1,025,000	
GRANTOR:LINIADO ETHEL K LIFET							
GRANTEE:CARUSO PAUL MARTIN							
1954/0690	12/12/2014	SW	Q	I	01	734,400	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE:LINIADO ETHEL K LIF							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W15 FOP=[YR=2014] W22 S4 E4 D3 R3 S5 E15 N12\$ S12 W15 N5 U3 L3 W4 N4 W23 S58 FGR=[YR=2014] S31 E22 N31 FOP=[YR=2014] N5 W2 S5 E2\$ W22\$ E20 N5 E11 FOP=[YR=2014] S3 E15 N1 W1 N10 W13 S8 W1\$ E1 N8 E13 S10 E8 S2 E7 N57\$.									