

LOT 21 (EX S-1)
IN OR 1596/218
ESMT PT OR 1557/927

SOUCY NORMAN A & KAREN R
95153 WHISTLING DUCK CIR
FERNANDIN BEACH, FL 32034-5380

2024

00-SB-30-1674-0021-0000



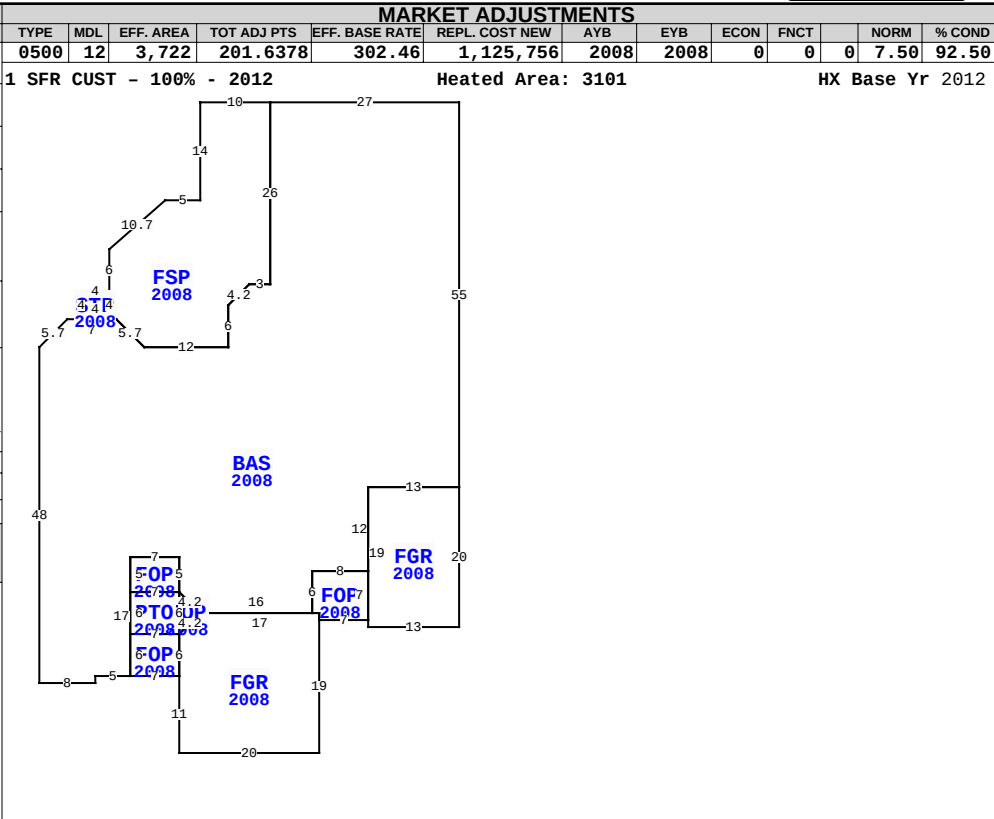
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	07 CONC TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
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	3,101	100	3,101	867,583
FGR	260	55	143	40,008
FGR	396	55	218	60,991
FOP	9	30	3	839
FOP	35	30	10	2,798
FOP	42	30	13	3,637
FOP	55	30	16	4,476
FSP	534	40	214	59,872
PTO	42	5	2	560
STP	16	10	2	560
TOTALS	4,490		3,722	1,041,324

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP -PRE FAB	0	100	0	0	
2	0855	CONC PAVER	0	100	0	0	
3	0855	CONC PAVER	0	100	0	0	
4	0855	CONC PAVER	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



BLD DATE	12/04/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF		21,135
-------------	--	--------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			1,041,324
TOTAL MARKET OB/XF VALUE			21,135
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,362,459
SOH/AGL Deduction			869,996
ASSESSED VALUE			492,463
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			442,463
TOTAL JUST VALUE			1,362,459
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			922,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21147	CO ISSUED	288,750	11/25/2008
B22073	ADDITION	3,000	11/01/2008
E20998	ELEC OTHER	1,000	07/01/2008
M13820	MECH OTHER	0	05/01/2008
B21147	NEW CONSTR	288,750	03/01/2008
P13124	OTHER	0	03/01/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1596/0218	12/08/2008	WD	Q	I		1,008,200
GRANTOR: THE PRESERVE AT SUMME						
GRANTEE: SOUCY NORMAN A & KA						

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS
BAS=[YR=2008] W27 FSP=[YR=2008] W10 S14 W5 D7 L8 S6
STP=[YR=2008] W4 S4 E4 N4\$ S4 E1 D4 R4 E12 N6 U3 R3 E3
N26\$ S26 W3 D3 L3 S6 W12 U4 L4 W7 D4 L4 S48 E8 N1 E5
FOP=[YR=2008] E7 FGR=[YR=2008] S11 E20 N19 FOP=[YR=2008] E7
FGR=[YR=2008] S1 E13 N20 W13 S19\$ N7 W8 S6 E1S1\$ N1W17
FOP=[YR=2008] U3 L3 FOP=[YR=2008] N5W7S5 PTO=[YR=2008]
S6E7N6W7\$ E7\$ S6 U3 R3 \$ D3 L3 S6\$ N6W7S6\$ N17 E7 S5 D3 R3
E16 N6 E8 N12 E13 N55\$.