

LOT 24
IN OR 1925/1585
EX MINERAL RIGHTS PT 1826/1193

FREILICH DAVID & HEIDI
95183 WHISTLING DUCK CR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1674-0024-0000



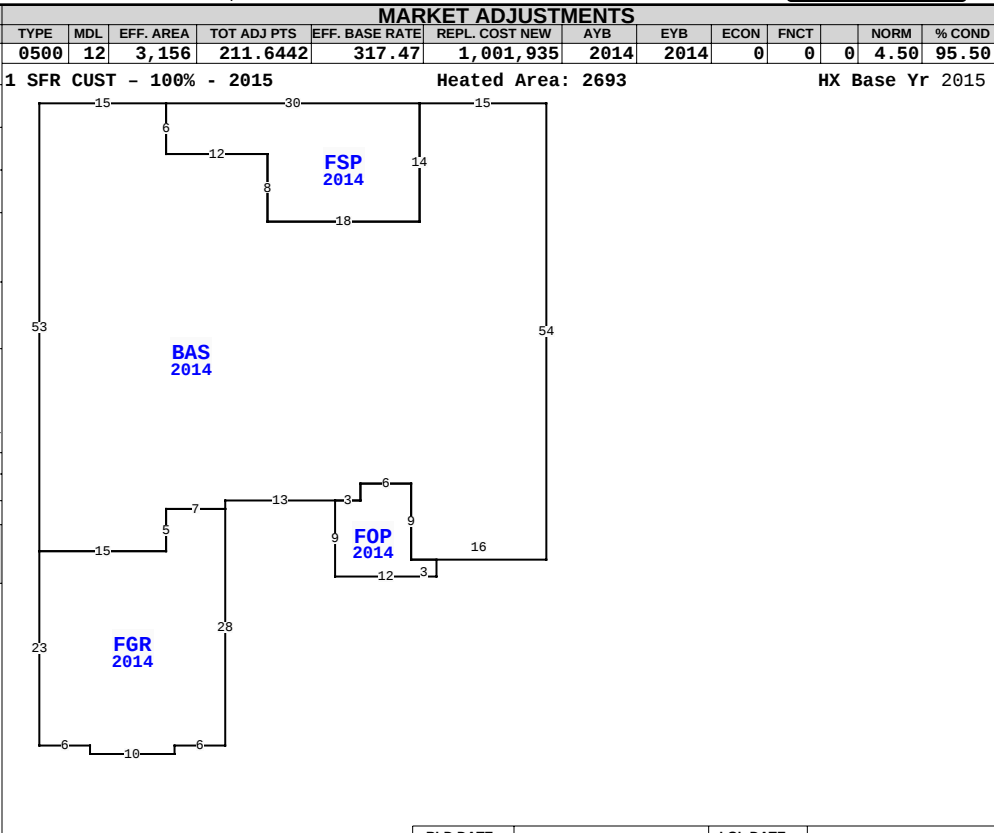
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	2,693	100	2,693	816,474
FGR	551	55	303	91,864
FOP	99	30	30	9,095
FSP	324	40	130	39,414

TOTALS	3,667		3,156	956,848
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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	1,032.00	SF	7.00	



TOTAL OB/XF									
10,223									

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

REVIEW DATE	08/19/2019	BY	DJA	Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 8		
Tax Dist:		
BUILDING MARKET VALUE		956,848
TOTAL MARKET OB/XF VALUE		10,223
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,267,071
SOH/AGL Deduction		704,860
ASSESSED VALUE		562,211
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		512,211
TOTAL JUST VALUE		1,267,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		862,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327929	CO ISSUED	0	06/27/2014
P1317035	NEW CONSTR	0	12/01/2013
B1327929	NEW CONSTR	328,258	10/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1925/1585	6/30/2014	SW	Q	I	01	534,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FREILICH DAVID & HE						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W15 FSP=[YR=2014] W30 S6 E12 S8 E18 N14\$ S14 W18 N8 W12 N6 W15 S53 FGR=[YR=2014] S23 E6 S1 E10 N1 E6 N28 W7 S5 W15\$ E15 N5 E7 N1 E13 FOP=[YR=2014] S9 E12 N2 W3 N9 W6 S2 W3\$ E3 N2 E6 S9 E16 N54\$.									