

LOT 25
EX MINERAL RIGHTS PT 1826/1193
PRESERVE AT SUMMER BEACH #2

O'NEILL THOMAS F & MAURA E
95191 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1674-0025-0000



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 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

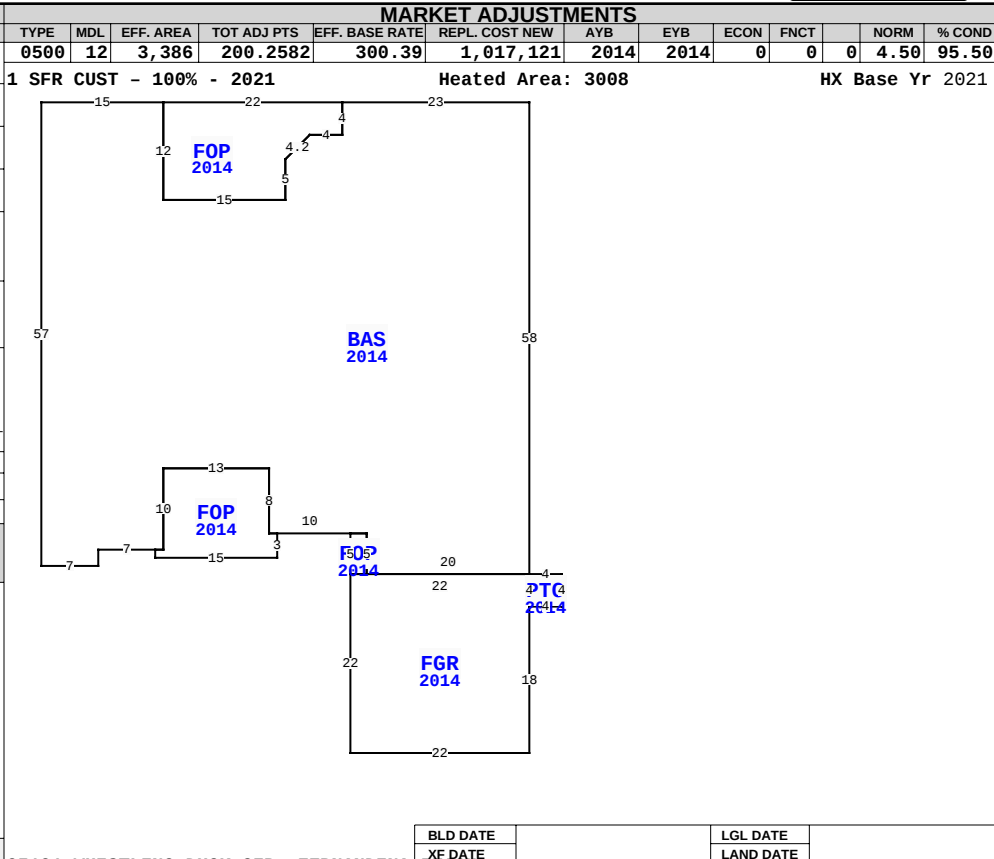
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,008	100	3,008	862,912
FGR	484	55	266	76,308
FOP	10	30	3	860
FOP	147	30	44	12,622
FOP	213	30	64	18,360
PTO	16	5	1	287

TOTALS	3,878		3,386	971,351
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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	1,568.00	SF	7.00	
3	0861	POOL GUNIT	0 100	0	0	390.00	SF	85.00	
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	
5	0855	CONC PAVER	0 100	0	0	810.00	SF	7.00	
6	0462	ST/AL FNC	0 100	0	0	330.00	SF	10.00	
7	0910	SCRN RM L	0 100	0	0	1,378.00	SF	15.00	

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



TOTAL OB/XF									
66,415									

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66,415									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 8 Tax Dist:									
BUILDING MARKET VALUE									
971,351									
TOTAL MARKET OB/XF VALUE									
66,415									
TOTAL LAND VALUE - MARKET									
300,000									
TOTAL MARKET VALUE									
1,337,766									
SOH/AGL Deduction									
581,988									
ASSESSED VALUE									
755,778									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
705,778									
TOTAL JUST VALUE									
1,337,766									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
928,919									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2001063	SCNROOM	24,000	02/05/2020
B1429238	SWIM POOL	53,490	08/01/2014
C1327549	CO ISSUED	0	03/01/2014
P1316775	NEW CONSTR	0	08/01/2013
B1327549	NEW CONSTR	351,132	08/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2297/0140	8/06/2019	WD	Q	I	02	867,500	
GRANTOR: JACKSON LEE A & GLORI							
GRANTEE: O'NEILL THOMAS F &							
1908/1881	3/21/2014	SW	Q	I	01	553,300	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: JACKSON LEE A & GLO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W23 FOP=[YR=2014] W22 S12 E15 N5 U3 R3 E4 N4\$ S4 W4 D3 L3 S5 W15 N12 W15 S57 E7 N2 E7 FOP=[YR=2014] S1 E15 N3 W1 N8 W13S10 W1\$ E1 N10 E13 S8 E10 FOP=[YR=2014] S5 FGR=[YR=2014] S22 E22 N18 PTO=[YR=2014] E4 N4 W4 S4\$ N4 W22\$ E2 N5 W2\$ E2 S5 E20 N58\$.									