LOT 2
IN OR 1914/1786
EX MINERAL RIGHTS PT 1826/1193

WASIL MARY K & JOSEPH S
95259 WHISTLING DUCK CR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1674-0002-0000

BUILDING CHARACTERISTICS

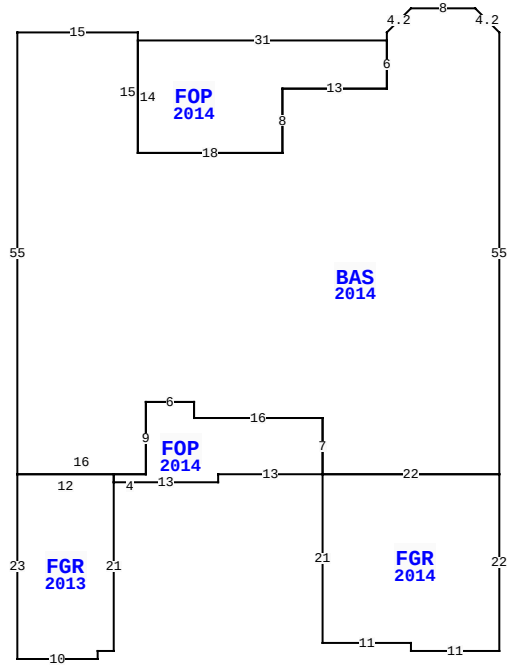
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,806	100	2014	2,806	811,546
FGR	274	55	2013	151	43,672
FGR	473	55	2014	260	75,196
FOP	179	30	2014	54	15,618
FOP	330	30	2014	99	28,633
TOTALS	4,062			3,370	974,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,370	192.6848	304.44	1,025,963	2014	2014	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2015 Heated Area: 2806 HX Base Yr 2015



95259 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		974,665
TOTAL MARKET OB/XF VALUE		8,329
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,282,994
SOH/AGL Deduction		670,134
ASSESSED VALUE		612,860
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		562,138
TOTAL JUST VALUE		1,282,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,304,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1327575	CO ISSUED	0	03/28/2014
R1313760	REPAIR/RRF	22,613	12/01/2013
B1327575	NEW CONSTR	346,725	08/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1914/1786	4/24/2014	SW	Q	I	01	559,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WASIL MARY K & JOSE						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

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 W15 S55 FGR=[YR=2013] S23 E10 N1 E2 N21 FOP=[YR=2014] E13 N1 E13 N7 W16 N2 W6 S9 W4 S1$ N1 W12$ E16 N9 E6 S2 E16 S7 FGR=[YR=2014] S21 E11 S1 E11 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	974.00	SF	7.00	7.00	100	2014	2014	3	94	6,409	

LAND DESCRIPTION

TOTAL OB/XF 8,329

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	RES	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 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS