LOT 3
PRESERVE AT SUMMER BEACH #2
REPLAT PB 7/327

YANG KYUNG
95269 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

**2025**

**00-SB-30-1674-0003-0000**

## BUILDING CHARACTERISTICS

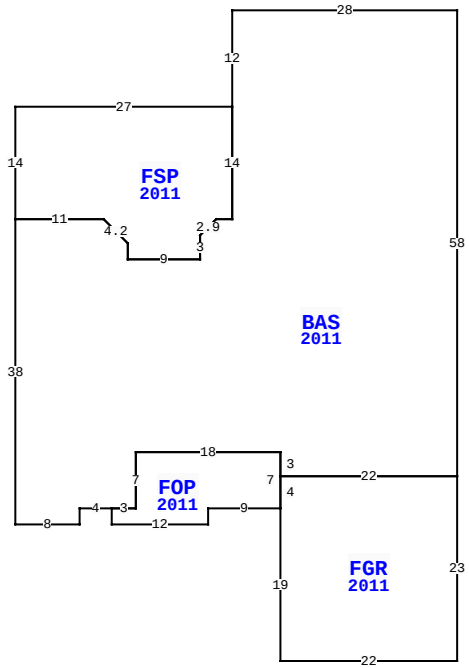
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 07 | CONC TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 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 | 2,459 | 100 | 2011 | 2,459 | 690,210 |
| FGR | 506 | 55 | 2011 | 278 | 78,031 |
| FOP | 150 | 30 | 2011 | 45 | 12,631 |
| FSP | 430 | 40 | 2011 | 172 | 48,278 |
| TOTALS | 3,545 | | | 2,954 | 829,150 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 12 | 2,954 | 190.0022 | 300.20 | 886,791 | 2011 | 2011 | 0 | 0 | 0 | 6.50 | 93.50 |

1 SFR CUST – 0% - 0 Heated Area: 2459 HX Base Yr




95269 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 | 829,150 |
| TOTAL MARKET OB/XF VALUE | 12,842 |
| TOTAL LAND VALUE - MARKET | 300,000 |
| TOTAL MARKET VALUE | 1,141,992 |
| SOH/AGL Deduction | 273,621 |
| ASSESSED VALUE | 868,371 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 868,371 |
| TOTAL JUST VALUE | 1,141,992 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,160,192 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C23969 | CO ISSUED | 0 | 05/03/2011 |
| E23116 | ELEC OTHER | 0 | 12/01/2010 |
| R12481 | REPAIR/RRF | 17,925 | 11/01/2010 |
| M15768 | H/AC | 0 | 11/01/2010 |
| E22977 | NEW CONSTR | 0 | 10/01/2010 |
| P14482 | NEW CONSTR | 0 | 10/01/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2779/1890 | 3/18/2025 | QC | U | I | 11 | 100 |
| GRANTOR: YANG HOLLY ANN | | | | | | |
| GRANTEE: YANG KYUNG | | | | | | |
| 1746/0904 | 6/27/2011 | WD | U | I | 39 | 360,000 |
| GRANTOR: BWC HOMES INC($460000 | | | | | | |
| GRANTEE: YANG KYUNG & HOLLY | | | | | | |

## BUILDING NOTES

## 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2011 | 2011 | 3 | 94 | 3,290 | |
| 2 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 995.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 91 | 9,055 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 5 | 4 | 20.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 91 | 118 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 14 | 6 | 64.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 91 | 379 | |

## BUILDING DIMENSIONS

BAS=[YR=2011] W28 S12 FSP=[YR=2011] W27 S14 E11 D3 R3 S2 E9 N3 U2 R2 E2 N14$ S14 W2 D2 L2 S3 W9 N2 U3 L3 W11 S38 E8 N2 E4 FOP=[YR=2011] S2 E12 N2 E9 FGR=[YR=2011] S19 E22 N23 W22 S4$ N7 W18 S7 W3$ E3 N7 E18 S3 E22 N58$.

## LAND DESCRIPTION

TOTAL OB/XF 12,842

| 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 | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 300,000.00 | 300,000.00 | 300,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS