

LOT 5
IN OR 1905/996
EX MINERAL RIGHTS PT 1826/1193

RUCKER REED & PATRICIA
95289 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1674-0005-0000



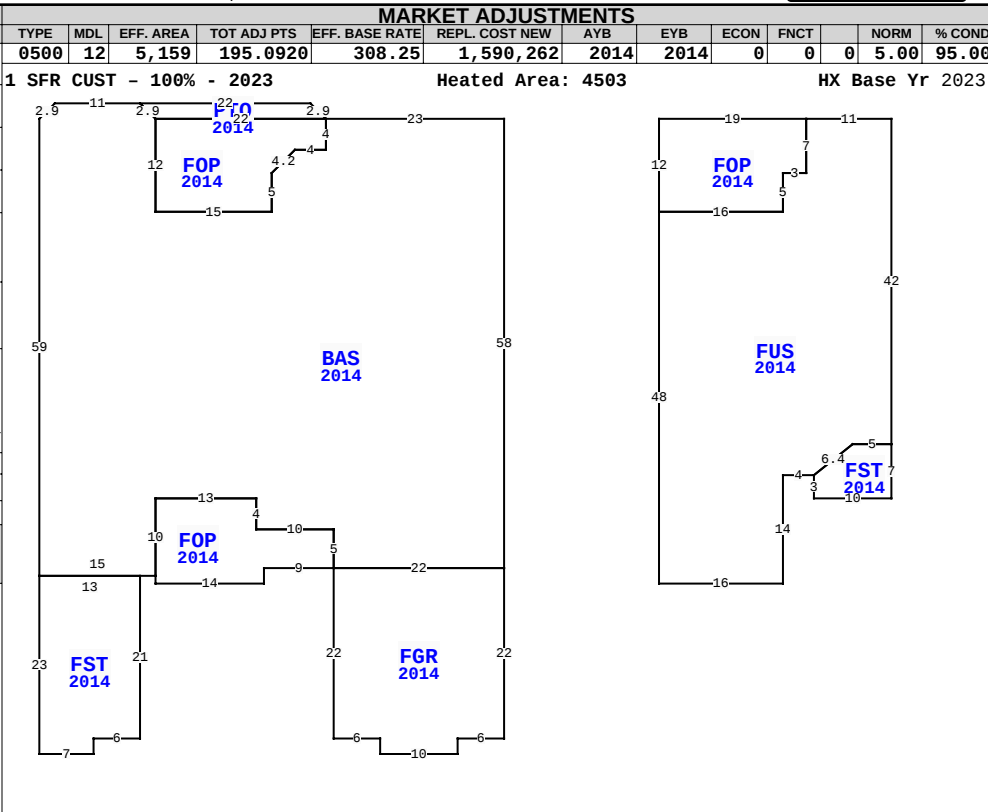
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	3,142	100	2014	3,142	920,096
FGR	504	55	2014	277	81,116
FOP	195	30	2014	58	16,985
FOP	213	30	2014	64	18,742
FOP	213	30	2014	64	18,742
FST	60	55	2014	33	9,663
FST	287	55	2014	158	46,269
FUS	1,361	100	2014	1,361	398,552
PTO	44	5	2014	2	586

TOTALS	6,019			5,159	510,749
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0855	CONC PAVER	0 100	0	0	643.00	SF	10.00	



95289 WHISTLING DUCK CIR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	643.00	SF	10.00	10.00	100	2014	2014	3	94	6,044	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 8					Tax Dist:					1,510,749				
BUILDING MARKET VALUE															7,964				
TOTAL MARKET OB/XF VALUE															300,000				
TOTAL LAND VALUE - MARKET															1,818,713				
TOTAL MARKET VALUE															547,950				
SOH/AGL Deduction															1,270,763				
ASSESSED VALUE															50,722				
TOTAL EXEMPTION VALUE					HX HB										1,220,041				
BASE TAXABLE VALUE															1,818,713				
TOTAL JUST VALUE															0				
NCON VALUE																			
INCOME VALUE															1,851,560				
PREVIOUS YEAR MKT VALUE																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327473	C0 ISSUED	0	02/25/2014
M1318676	H/AC	0	08/01/2013
B1327473	SFR	521,524	07/01/2013
P1316717	NEW CONSTR	0	07/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1905/0996	2/28/2014	SW	Q	I	02	706,700	
GRANTOR: D R HORTON INC-JACKSO							
GRANTEE: RUCKER REED & PATRI							
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] W23 PTO=[YR=2014] U2 L2 W22 D2 R2									
FOP=[YR=2014] S12 E15 N5 U3 R3 E4 N4 W22\$ E22\$ S4 W4 D3 L3									
S5 W15 N12 U2 L2 W11 D2 L2 S59 FST=[YR=2014] S23 E7 N2 E6									
N21 W13\$ E15 FOP=[YR=2014] S1 E14 N2 E9 N5 W10 N4 W13 S10\$									
N10 E13 S4 E10 S5 FGR=[YR=2014] S22 E6 S2 E10 N2 E6 N22 W22\$									
E22 N58\$ PTR= E20 FOP=[YR=2014] E19 FUS=[YR=2014] E11 S42									
FST=[YR=2014] S7 W10 N3 U4 R5 E5\$ W5 L5 D4 W4 S14 W16 N48									
E16 N5 E3 N7\$ S7 W3 S5 W16 N12\$ W20\$.									