LOT 6
EX MINERAL RIGHTS PT 1826/1193
PRESERVE AT SUMMER BEACH #2

BENNINGHOFF PAULA J REV TRUST/BENNINGHOFF PAULA J
95305 WHISTLING DUCK CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1674-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

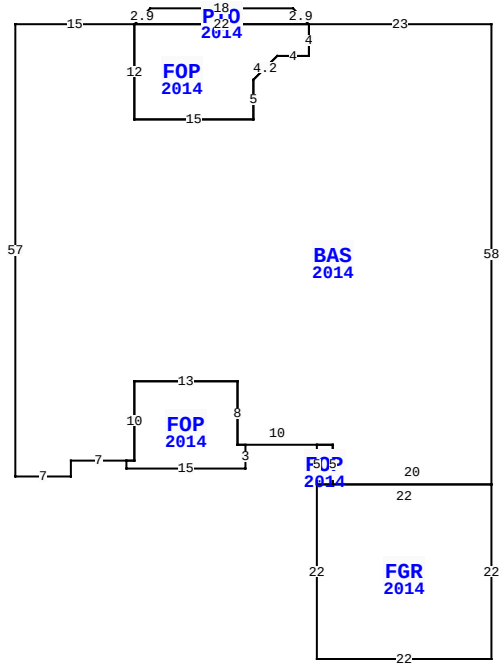
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	3,008	100	2014	3,008	884,084
FGR	484	55	2014	266	78,180
FOP	10	30	2014	3	882
FOP	147	30	2014	44	12,932
FOP	213	30	2014	64	18,810
PTO	40	5	2014	2	588
TOTALS	3,902			3,387	995,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,387	195.8128	309.38	1,047,870	2014	2014	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2015 Heated Area: 3008 HX Base Yr 2015



95305 WHISTLING DUCK CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		995,476
TOTAL MARKET OB/XF VALUE		12,046
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,307,522
SOH/AGL Deduction		754,650
ASSESSED VALUE		552,872
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		497,150
TOTAL JUST VALUE		1,307,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,329,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428287	CO ISSUED	0	09/30/2014
B1428287	NEW CONSTR	360,988	02/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2581/0744	8/01/2022	WD	U	I	11	100
GRANTOR: BENNINGHOFF PAULA J						
GRANTEE: BENNINGHOFF PAULA J						
1940/0514	9/30/2014	SW	Q	I	01	568,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BENNINGHOFF CLYDE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W23 PTO=[YR=2014] U2 L2 W18 D2 L2 FOP=[YR=2014] S12 E15 N5 U3 R3 E4 N4 W22$ E22 $ S4 W4 D3 L3 S5 W15 N12 W15 S57 E7 N2 E7 FOP=[YR=2014] S1 E15 N3 W1 N8 W13 S10 W1$ E1 N10 E13 S8 E10 FOP=[YR=2014] S5 FGR=[YR=2014] S22 E22 N22 W22$ E2 N5 W2$ E2 S5 E20 N58$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
2	0855	CONC PAVER	0	100	0	0	1,320.00	SF	7.00	7.00	100	2014	2014	3	94	8,686	

LAND DESCRIPTION

TOTAL OB/XF 12,046

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