LOT 8
EX MINERAL RIGHTS PT 1826/1193
PRESERVE AT SUMMER BEACH #2

**CARUSO PAUL MARTIN & DESIREE LANDRUM**
95012 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

**2025**

**00-SB-30-1674-0008-0000**

## BUILDING CHARACTERISTICS

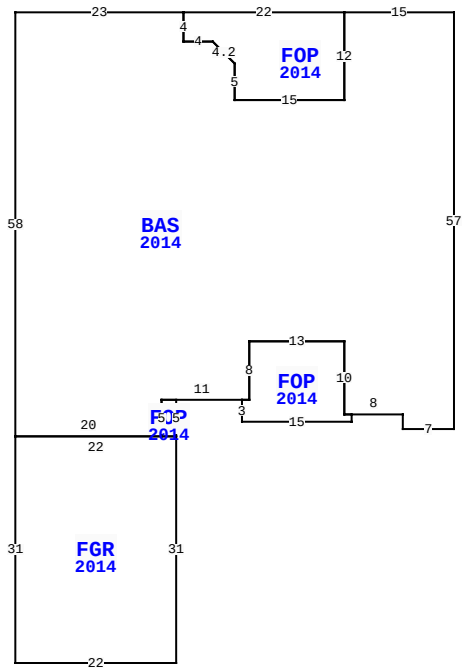
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 07 | CONC TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 3,008 | 100 | 2014 | 3,008 | 822,674 |
| FGR | 682 | 55 | 2014 | 375 | 102,561 |
| FOP | 10 | 30 | 2014 | 3 | 821 |
| FOP | 147 | 30 | 2014 | 44 | 12,034 |
| FOP | 213 | 30 | 2014 | 64 | 17,504 |
| TOTALS | 4,060 | | | 3,494 | 955,594 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 12 | 3,494 | 182.2060 | 287.89 | 1,005,888 | 2014 | 2014 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SFR CUST – 100% - 2021 Heated Area: 3008 HX Base Yr 2021




95012 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 | | 955,594 |
| TOTAL MARKET OB/XF VALUE | | 76,472 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 1,332,066 |
| SOH/AGL Deduction | | 410,748 |
| ASSESSED VALUE | | 921,318 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 870,596 |
| TOTAL JUST VALUE | | 1,332,066 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,355,446 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1529968 | ENCLOSURE | 29,601 | 02/01/2015 |
| B1428236 | CO ISSUED | 0 | 12/11/2014 |
| B1429210 | SWIM POOL | 35,000 | 08/01/2014 |
| B1428236 | NEW CONSTR | 370,262 | 01/01/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2393/0780 | 9/10/2020 | WD | Q | I | 01 | 1,025,000 |
| GRANTOR: LINIADO ETHEL K LIFET | | | | | | |
| GRANTEE: CARUSO PAUL MARTIN | | | | | | |
| 1954/0690 | 12/12/2014 | SW | Q | I | 01 | 734,400 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: LINIADO ETHEL K LIF | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W15 FOP=[YR=2014] W22 S4 E4 D3 R3 S5 E15 N12$ S12 W15 N5 U3 L3 W4 N4 W23 S58 FGR=[YR=2014] S31 E22 N31 FOP=[YR=2014] N5 W2 S5 E2$ W22$ E20 N5 E11 FOP=[YR=2014] S3 E15 N1 W1 N10 W13 S8 W1$ E1 N8 E13 S10 E8 S2 E7 N57$.

## 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 | 2,327.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 94 | 15,312 | |
| 3 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 960.00 | SF | 17.50 | 17.50 | 100 | 2015 | 2015 | 3 | 65 | 10,920 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 320.00 | SF | 170.00 | 170.00 | 100 | 2015 | 2015 | 3 | 75 | 40,800 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 640.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 95 | 6,080 | |

## LAND DESCRIPTION

TOTAL OB/XF 76,472

| 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