LOT 9
IN OR 1802/791
PRESERVE AT SUMMER BEACH #2

IANNUZZI V JAMES & NANCY B
95006 WHISTLING DUCK CIRCLE
FERNANDINA BEACH, FL 32034-5380

2025

00-SB-30-1674-0009-0000

BUILDING CHARACTERISTICS

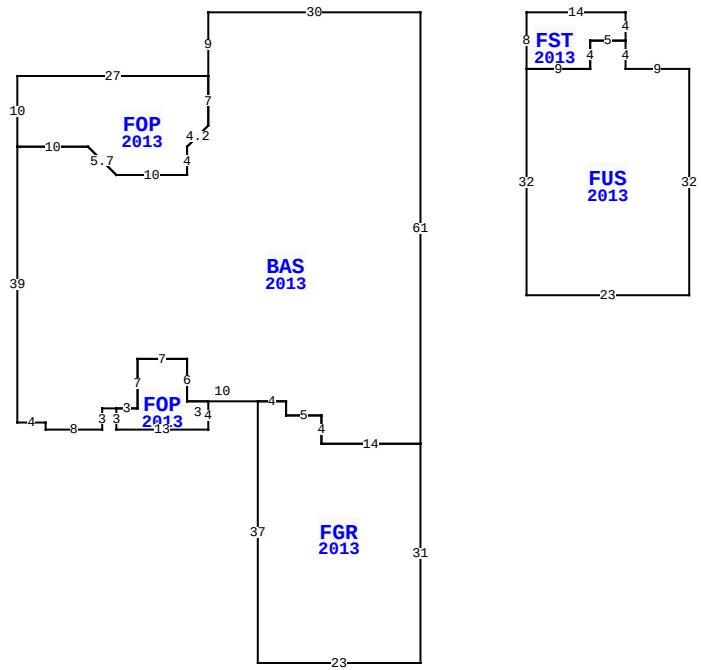
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 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	2,680	100	2013	2,680	730,326
FGR	757	55	2013	416	113,364
FOP	91	30	2013	27	7,358
FOP	314	30	2013	94	25,616
FST	92	55	2013	51	13,898
FUS	756	100	2013	756	206,018
TOTALS	4,690			4,024	1,096,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,024	182.5120	288.37	1,160,401	2013	2013	0	0	0	5.50	94.50

1 SFR CUST – 100% - 2021 Heated Area: 3436 HX Base Yr 2021



95006 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		1,096,579
TOTAL MARKET OB/XF VALUE		9,719
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,406,298
SOH/AGL Deduction		607,760
ASSESSED VALUE		798,538
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		747,816
TOTAL JUST VALUE		1,406,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,430,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326777	CO ISSUED	0	11/13/2013
R1313486	ROOF	21,797	05/01/2013
M1318179	H/AC	114	04/01/2013
B1326777	SFR	404,761	01/01/2013
E1325782	NEW CONSTR	4,607	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1802/0791	7/06/2012	WD	Q	V	02	100,000
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: IANNUZZI V JAMES &						
1656/0492	12/28/2009	WD	U	V	12	1,800,000
GRANTOR: FIRST COAST COMMUNITY						
GRANTEE: PRESERVE OF AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W30 S9 FOP=[YR=2013] W27 S10 E10 D4 R4 E10 N4 U3 R3 N7$ S7 D3 L3 S4 W10 U4 L4 W10 S39 E4 S1 E8 N3 E2 FOP=[YR=2013] S3 E13 N4 W3 N6 W7 S7 W3$ E3 N7 E7 S6 E10 FGR=[YR=2013] S37 E23 N31 W14 N4 W5 N2 W4$ E4 S2 E5 S4 E14 N61$ PTR=E15 FST=[YR=2013] E14 S4 FUS=[YR=2013] S4 E9 S32 W23 N32 E9 N4 E5$ W5 S4 W9 N8$ W15 $.

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	0855	CONC PAVER	0	100	0	0	1,493.00	SF	7.00	7.00	100	2013	2013	3	93	9,719	

LAND DESCRIPTION

TOTAL OB/XF 9,719

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS