LOT 11
EX MINERAL RIGHTS PT 1826/1193
PRESERVE AT SUMMER BEACH #2

CONNELLY KATHLEEN M REV TRUST/CONNELLY KATHLEEN TR
95013 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1674-0011-0000

BUILDING CHARACTERISTICS

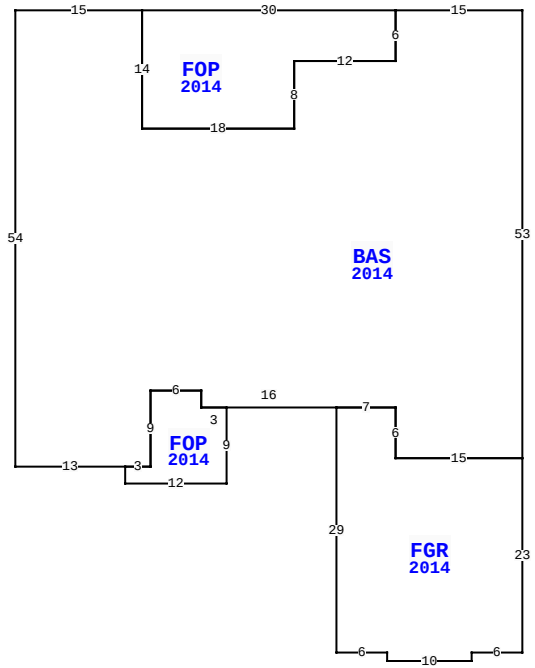
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,686	100	2014	2,686	740,912
FGR	558	55	2014	307	84,684
FOP	99	30	2014	30	8,275
FOP	324	30	2014	97	26,757
TOTALS	3,667			3,120	860,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,120	183.7700	290.36	905,923	2014	2014	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2020 Heated Area: 2686 HX Base Yr 2020



95013 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		860,627
TOTAL MARKET OB/XF VALUE		53,434
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,214,061
SOH/AGL Deduction		473,962
ASSESSED VALUE		740,099
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		689,377
TOTAL JUST VALUE		1,214,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,235,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428214	CO ISSUED	0	08/13/2014
B1428975	SWIM POOL	25,000	06/01/2014
B1428214	NEW CONSTR	333,855	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/0806	2/13/2020	WD	U	I	11	100
GRANTOR: CONNELLY KATHLEEN						
GRANTEE: CONNELLY KATHLEEN M						
2318/1564	11/14/2019	WD	Q	I	02	825,000
GRANTOR: CAMPBELL GARY L & PEG						
GRANTEE: CONNELLY KATHLEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FOP=[YR=2014] W30 S14 E18 N8 E12 N6$ S6 W12 S8 W18 N14 W15 S54 E13 FOP=[YR=2014] S2 E12 N9 W3 N2 W6 S9 W3$ E3 N9 E6 S2 E16 FGR=[YR=2014] S29 E6 S1 E10 N1 E6 N23 W15 N6 W7$ E7 S6 E15 N53$.

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	1,007.00	SF	7.00	7.00	100	2014	2014	3	94	6,626	
2	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	100	2014	2014	3	71	22,631	
3	0911	SCRN RM A	0	100	0	0	1,560.00	SF	17.50	17.50	100	2014	2014	3	60	16,380	
4	0855	CONC PAVER	0	100	0	0	1,185.00	SF	7.00	7.00	100	2014	2014	3	94	7,797	

LAND DESCRIPTION

TOTAL OB/XF 53,434

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