

LOT 14
PRESERVE AT SUMMER BEACH #2
REPLAT PB 7/327

KARSHIS PAUL F & ANNE D L/E/
95049 WHISTLING DUCK CR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1674-0014-0000



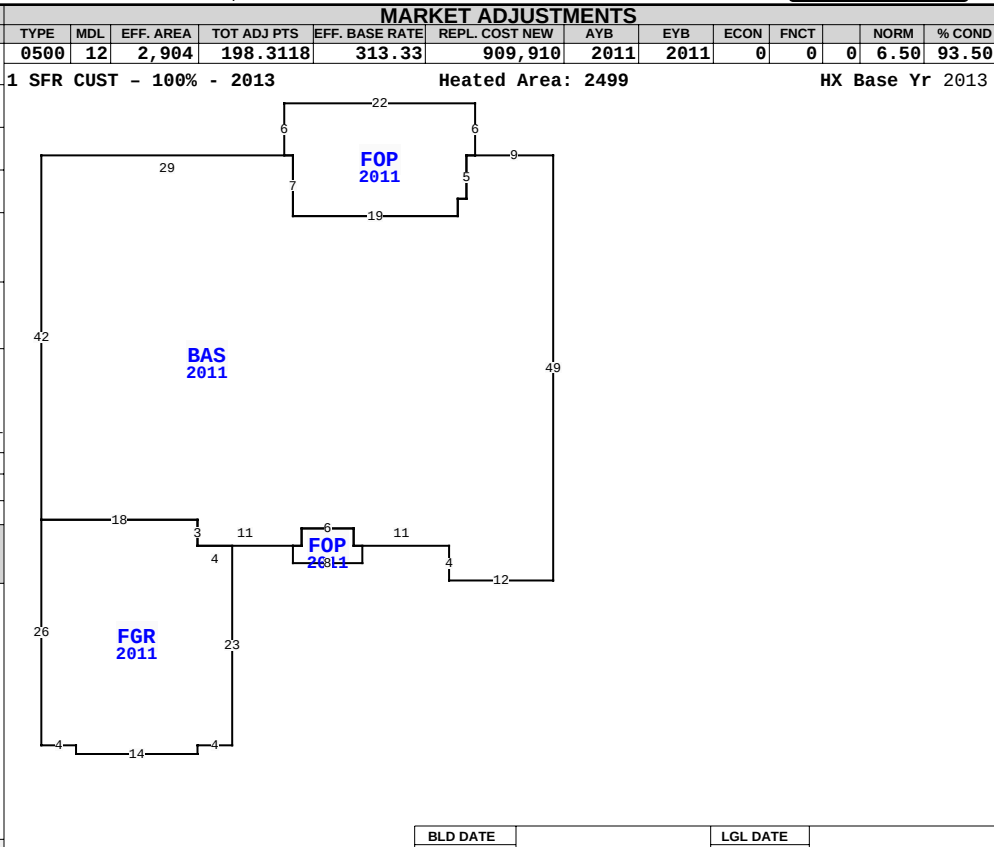
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,499	100	2011	2,499	732,116
FGR	574	55	2011	316	92,576
FOP	28	30	2011	8	2,344
FOP	270	30	2011	81	23,730
TOTALS	3,371			2,904	850,766

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,216.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,216.00	SF	7.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,216.00	SF	7.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	850,766								
TOTAL MARKET OB/XF VALUE	11,036								
TOTAL LAND VALUE - MARKET	300,000								
TOTAL MARKET VALUE	1,161,802								
SOH/AGL Deduction	712,286								
ASSESSED VALUE	449,516								
TOTAL EXEMPTION VALUE	50,722								
BASE TAXABLE VALUE	398,794								
TOTAL JUST VALUE	1,161,802								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	1,180,468								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24602	CO ISSUED	0	12/02/2011
E23670	NEW CONSTR	0	08/01/2011
R12679	CONCRETE TILE	19,308	07/01/2011
M16314	H/AC	0	06/01/2011
P14813	NEW CONSTR	0	06/01/2011
B24602	NEW CONSTR	286,730	04/01/2011

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2348/0919	3/19/2020	QC	U	I	11		100		
GRANTOR: KARSHIS PAUL F & ANNE									
GRANTEE: KARSHIS WADE H									
1780/1668	2/24/2012	WD	Q	I	02		449,000		
GRANTOR: ADVANTAGE HOME BUILDE									
GRANTEE: KARSHIS PAUL F & AN									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2011] W9 FOP=[YR=2011] N6 W22 S6 E1 S7 E19 N2 E1 N5 E1\$ W1 S5 W1 S2 W19 N7 W29 S42 FGR=[YR=2011] S26 E4 S1 E14 N1 E4 N23 W4 N3 W18\$ E18 S3 E11 FOP=[YR=2011] S2 E8 N2 W1 N2 W6 S2 W1\$ E1 N2 E6 S2 E11 S4 E12 N49\$.									