

LOT 21 (EX S-1)
IN OR 1596/218
ESMT PT OR 1557/927

SOUCY NORMAN A & KAREN R
95153 WHISTLING DUCK CIR
FERNANDIN BEACH, FL 32034-5380

2025

00-SB-30-1674-0021-0000



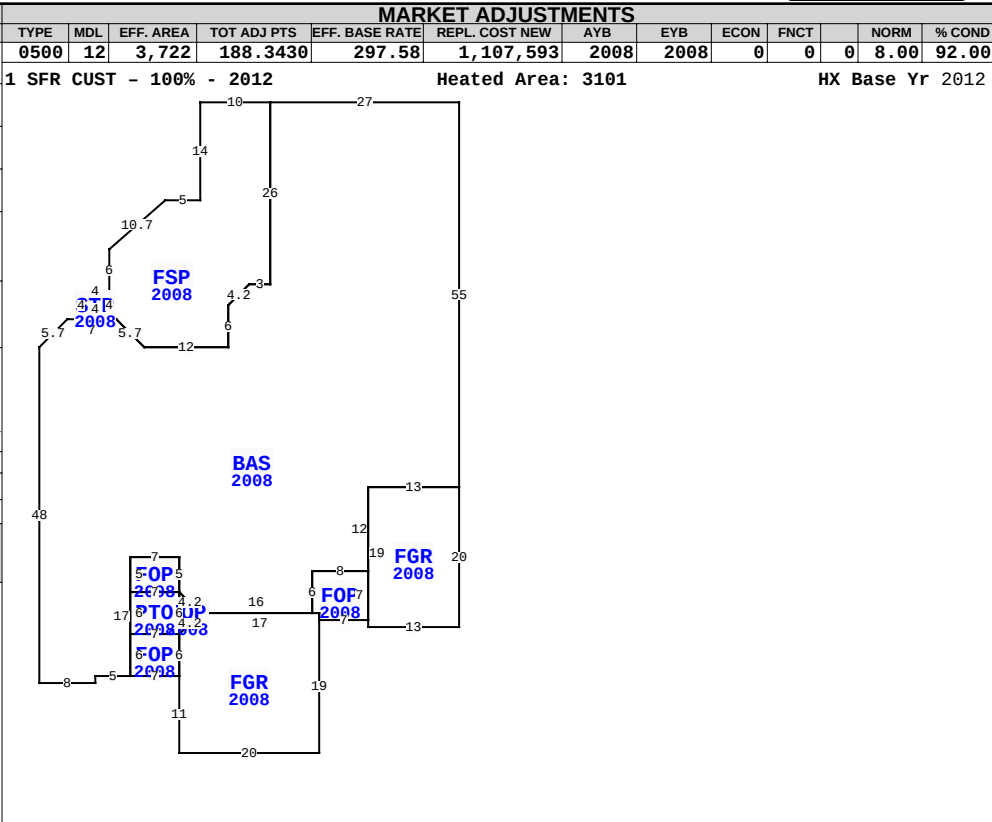
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	04	WOOD TRUSS 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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	3,101	100	2008	3,101	848,972
FGR	260	55	2008	143	39,150
FGR	396	55	2008	218	59,682
FOP	9	30	2008	3	822
FOP	35	30	2008	10	2,738
FOP	42	30	2008	13	3,559
FOP	55	30	2008	16	4,380
FSP	534	40	2008	214	58,587
PTO	42	5	2008	2	547
STP	16	10	2008	2	547
TOTALS	4,490			3,722	1,018,986

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	210.00	SF	10.00
3	0855	CONC PAVER	0	100	0	0	87.00	SF	10.00
4	0855	CONC PAVER	0	100	0	0	1,716.00	SF	10.00

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



BLD DATE	12/04/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
95153 WHISTLING DUCK CIR, FERNANDINA BEACH				

TOTAL OB/XF									
20,900									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		1,018,986	
TOTAL MARKET OB/XF VALUE		20,900	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		1,339,886	
SOH/AGL Deduction		833,142	
ASSESSED VALUE		506,744	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		456,022	
TOTAL JUST VALUE		1,339,886	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,362,459	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21147	CO ISSUED	288,750	11/25/2008
B22073	ADDITION	3,000	11/01/2008
E20998	ELEC OTHER	1,000	07/01/2008
M13820	MECH OTHER	0	05/01/2008
B21147	NEW CONSTR	288,750	03/01/2008
P13124	OTHER	0	03/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1596/0218	12/08/2008	WD	Q	I	
GRANTOR: THE PRESERVE AT SUMME					
GRANTEE: SOUCY NORMAN A & KA					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2008] W27 FSP=[YR=2008] W10 S14 W5 D7 L8 S6 STP=[YR=2008] W4 S4 E4 N4\$ S4 E1 D4 R4 E12 N6 U3 R3 E3 N26\$ S26 W3 D3 L3 S6 W12 U4 L4 W7 D4 L4 S48 E8 N1 E5 FOP=[YR=2008] E7 FGR=[YR=2008] S11 E20 N19 FOP=[YR=2008] E7 FGR=[YR=2008] S1 E13 N20 W13 S19\$ N7 W8 S6 E1S1\$ N1W17 FOP=[YR=2008] U3 L3 FOP=[YR=2008] N5W7S5 PTO=[YR=2008] S6E7N6W7\$ E7\$ S6 U3 R3 \$ D3 L3 S6\$ N6W7S6\$ N17 E7 S5 D3 R3 E16 N6 E8 N12 E13 N55\$.					