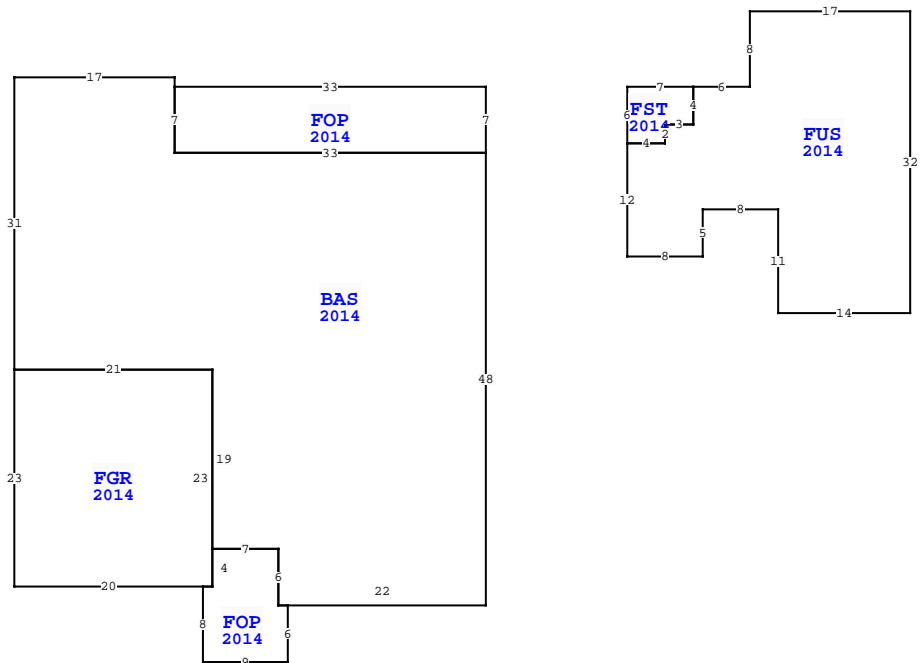


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	07	CONC TILE	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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
BAS	1,969	100	2014
FGR	483	55	2014
FOP	98	30	2014
FOP	231	30	2014
FST	36	55	2014
FUS	684	100	2014
TOTALS	3,501		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST	- 100%	- 2025							
Heated Area: 2653						HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			855,534
TOTAL MARKET OB/XF VALUE			49,729
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,205,263
SOH/AGL Deduction			0
ASSESSED VALUE			1,205,263
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,154,541
TOTAL JUST VALUE			1,205,263
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,225,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632898	ACFGR	0	10/01/2016
B1633286	SCNEN652	14,553	10/01/2016
B1428215	CO ISSUED	0	03/13/2015
B1428215	NEW CONSTR	341,784	01/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2549/1422	3/24/2022	WD	Q	I	01	1,150,000
GRANTOR: BAUER DAVID S & JILL						
GRANTEE: LOBELL STEVEN STUAR						
1968/1407	3/18/2015	SW	Q	I	02	489,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BAUER DAVID S & JIL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2014
2	0855	CONC PAVER	0	100	0	1,470.00	SF	7.00	7.00	100	2014
3	0855	CONC PAVER	0	100	0	27.00	SF	7.00	7.00	100	2014
4	0912	SCRN RM G	0	100	0	776.00	SF	12.00	12.00	100	2017
5	0855	CONC PAVER	0	100	0	452.00	SF	10.00	10.00	100	2017
6	0525	GAZEBO	0	100	0	1.00	UT	30,000.00	30,000.00	100	2017
7	0855	CONC PAVER	0	100	3	147.00	SF	7.00	7.00	100	2017

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
95199 WHISTLING DUCK CIR, FERNANDINA BEACH, FL 32034											
TOTAL OB/XF VALUE: 49,729											

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2014] W33 BAS=[YR=2014] N1 W17 S31 FGR=[YR=2014] S23 E20 FOP=[YR=2014] S8 E9 N6 W1 N6 W7 S4 W1\$ E1 N23 W21\$ E21 S19 E7 S6 E22 N48 W33 N7\$ S7 E33 N7\$ PTR=E15 FST=[YR=2014] E7 FUS=[YR=2014] E6 N8 E17 S32 W14 N11 W8 S5 W8 N12 E4 N2 E3 N4\$ S4 W3 S2 W4 N6\$ W15\$.											

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