

LOT 28  
IN OR 1940/1586  
EX MINERAL RIGHTS PT 1826/1193

KAHOE FARRIN R II & JUDY Y  
95221 WHISTLING DUCK CR  
FERNANDINA BEACH, FL 32034-5309

**2025**

00-SB-30-1674-0028-0000

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	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame		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
BAS	2,693	100	2014
FGR	551	55	2014
FOP	99	30	2014
FOP	324	30	2014
TOTALS	3,667		

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%	- 2015							
Heated Area: 2693					HX Base Yr 2015						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			891,508
TOTAL MARKET OB/XF VALUE			14,928
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,206,436
SOH/AGL Deduction			652,387
ASSESSED VALUE			554,049
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			503,327
TOTAL JUST VALUE			1,206,436
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,225,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428288	CO ISSUED	0	09/29/2014
B1428288	NEW CONSTR	328,257	02/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1940/1586	10/03/2014	SW	Q	I	01	536,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: KAHOE FARRIN R II &						
1826/1193	11/13/2012	WD	U	V	11	100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DRH ENERGY INC						

EXTRA FEATURES																
L N	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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
2	0855	CONC PAVER	0	100	0	1,208.00	SF	7.00	7.00	100	2014	2014	3	94	7,949	
3	0855	CONC PAVER	0	100	0	550.00	SF	7.00	7.00	100	2014	2014	3	94	3,619	

95221 WHISTLING DUCK CIR, FERNANDINA BEACH, FL 32034-5309

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 S E3 N9 E6 S2 E16 S1 FGR=[YR=2014] S28 E6 S1 E10 N1 E6 N23 W15 N5 W7 S E7 S5 E15 N53\$.	

LAND DESCRIPTION		TOTAL OB/XF															14,928							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							