

LOT 7
EX MINERAL RIGHTS PT 1826/1193
PRESERVE AT SUMMER BEACH #2

LETHERT CHRISTOPHER MICHAEL & APRIL
95317 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1674-0007-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	16	WD FR STUC 100	0500	01	3,243	118.4040	168.73	547,191	2014	2014	0	0	0	4.00	96.00	VALUATION BY STANDARD																									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2022													Heated Area: 2842													HX Base Yr 2022												
Roof Cover	07	CONC TILE 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	12	HARDWOOD 80																																							
Interior Floo	14	CARPET 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		2.5 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
Quality			05	Quality Level 05																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM				MKT AREA 03																																					
NEIGHBORHOOD/LOC			3021.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	2,842	100	2,842	460,350																																					
FGR	494	55	272	44,059																																					
FOP	99	30	30	4,860																																					
FOP	330	30	99	16,036																																					
TOTALS			3,765	3,243	525,303																																				
EXTRA FEATURES			95317 WHISTLING DUCK CIR, FERNANDINA BEACH																																						
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	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	97	3,395																										
2	0855	CONC PAVER	0 100	0	0	1,048.00	SF	7.00	7.00	100	2014	2014	3	95	6,969																										
3	0861	POOL GUNIT	0 100	0	0	513.00	SF	85.00	85.00	100	2014	2014	3	78	34,012																										
4	0911	SCRN RM A	0 100	0	0	1,404.00	SF	17.50	17.50	100	2017	2017	3	82	20,147																										
5	0855	CONC PAVER	0 100	0	0	911.00	SF	7.00	7.00	100	2014	2014	3	95	6,058																										
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	70	1,400																										
7	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2014	2014	3	70	3,500																										
LAND DESCRIPTION			TOTAL OB/XF													75,481																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000100	C	SFR	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 12/28/2017 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																																									