

LOT 12
EX MINERAL RIGHTS PT 1826/1193
PRESERVE AT SUMMER BEACH #2

ARRINGTON JETER LEE III &/BRAZNELL SUZANNE S
95031 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1674-0012-0000



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 Floor		12	HARDWOOD 70	
Interior Floor		14	CARPET 30	
Air Condition		03	CENTRAL 100	
Heating Type		04	AIR DUCTED 100	
Bedrooms			3 100	
Bathrooms			2.5 100	
Frame		02	WOOD FRAME 100	
Stories		1.5	1.5 100	
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	2,813	100	2,813	436,209
FGR	288	55	158	24,501
FGR	517	55	284	44,040
FOP	85	30	26	4,032
FOP	324	30	97	15,041
FUS	552	100	552	85,598
TOTALS	4,579		3,930	609,420

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,930	113.3550	161.53	634,813	2014	2014	0	0	4.00	96.00

1 SFR CUST - 100% - 2022

Heated Area: 3365

HX Base Yr 2022

The floor plan diagram illustrates the layout of a single-family residence (SFR) with a total heated area of 3365 square feet. The plan includes several rooms and utility areas, each labeled with a code and the year 2014. The rooms and their dimensions are as follows:

- FOP 2014** (Front Porch): 15' x 14'
- FUS 2014** (Front Utility Room): 12' x 22'
- BAS 2014** (Bathroom): 5' x 4'
- FGR 2014** (Front Garage): 24' x 23'
- FGR 2014** (Front Garage): 24' x 11'

The diagram also shows various other dimensions and room layouts, including a large central area labeled 57' x 54' and a smaller area labeled 16' x 12'. The plan is oriented with the front of the house at the top.

BLD DATE	LGL DATE
XF DATE	LAND DATE