

LOT 13
PRESERVE AT SUMMER BEACH #2
REPLAT PB 7/327

BERKE RICHARD K REV TRUST/BERKE RICHARD K TRUSTEE
95039 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1674-0013-0000



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	3,607	118.4040	168.73	608,609	2013	2013	0	0	4.50	95.50															
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2019													Heated Area: 3098													
Roof Cover	07	CONC TILE 100														HX Base Yr 2019													
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		3 100																											
Bathrooms		3 100																											
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	3,098	100	3,098	499,203																									
FGR	710	55	390	62,844																									
FOP	149	30	45	7,251																									
FOP	213	30	64	10,313																									
STR	18	10	2	322																									
UOP	40	20	8	1,289																									
TOTALS			4,228	3,607	581,222																								
EXTRA FEATURES			95039 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	2013	2013	3	96	3,360														
2	0855	CONC PAVER	0 100	0	0	1,759.00	SF	7.00	7.00	100	2013	2013	3	95	11,697														
3	0855	CONC PAVER	0 100	8	4	32.00	SF	7.00	7.00	100	2013	2013	3	95	213														
4	0855	CONC PAVER	0 100	10	5	50.00	SF	7.00	7.00	100	2013	2013	3	95	333														
5	0861	POOL GUNIT	0 100	0	0	374.00	SF	85.00	85.00	100	2013	2013	3	75	23,843														
6	0911	SCRN RM A	0 100	0	0	1,092.00	SF	17.50	17.50	100	2013	2013	3	65	12,422														
7	0855	CONC PAVER	0 100	0	0	640.00	SF	10.00	10.00	100	2013	2013	3	95	6,080														
8	0855	CONC PAVER	0 100	0	0	84.00	SF	15.00	15.00	100	2013	2013	3	95	1,197														
TOTAL OB/XF 59,145																													
LAND DESCRIPTION																													
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 11/07/2017 BY DJX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																													