

LOT 17
IN OR 1649/1703
PRESERVE AT SUMMER BEACH #2

CHIRIKJIAN MARJORIE C
95101 WHISTLING DUCK CR
FERNANDINA BEACH, FL 32034

2023

00-SB-30-1674-0017-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	07	CONC TILE 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
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	2,480	100	2,480	409,433
FGR	273	55	150	24,764
FGR	467	55	257	42,429
FOP	8	30	2	330
FOP	156	30	47	7,759
FOP	199	30	60	9,905
FSP	257	40	103	17,005
TOTALS	3,840		3,099	511,625

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,099	124.5772	177.52	550,134	2008	2008	0	0	7.00	93.00
1 SFR CUST - 100% - 2013						Heated Area: 2480		HX Base Yr 2013			