

LOT 2
IN OR 1914/1786
EX MINERAL RIGHTS PT 1826/1193

WASIL MARY K & JOSEPH S
95259 WHISTLING DUCK CR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1674-0002-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	07	CONC TILE 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	12	HARDWOOD 60		
Interior Floor	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	04	Quality Level 04		
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	2,806	100	2,806	829,189
FGR	274	55	151	44,621
FGR	473	55	260	76,832
FOP	179	30	54	15,957
FOP	330	30	99	29,255
TOTALS	4,062		3,370	995,854

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,370	206.2861	309.43	1,042,779	2014	2014	0	0	0	4.50	95.50
1 SFR CUST - 100% - 2015					Heated Area: 2806			HX Base Yr 2015				
The diagram is a floor plan with the following dimensions and room labels: FOP 2014 (top left): 15 (left), 14 (top), 18 (bottom), 13 (right), 6 (right), 4.2 (top), 8 (top), 4.2 (right). BAS 2014 (center): 55 (left), 55 (right), 22 (bottom right), 21 (bottom right), 11 (bottom right), 11 (bottom right). FGR 2013 (bottom left): 23 (left), 10 (bottom), 21 (right), 12 (top), 16 (top), 4 (right), 13 (right), 7 (right), 16 (top), 6 (top), 9 (right). FGR 2014 (bottom right): 22 (right), 21 (left), 11 (bottom), 11 (bottom), 22 (top), 13 (top), 7 (top), 16 (top), 6 (top), 9 (right).												
				BLD DATE		LGL DATE						
				XF DATE		LAND DATE						