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

2024

00-SB-30-1674-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

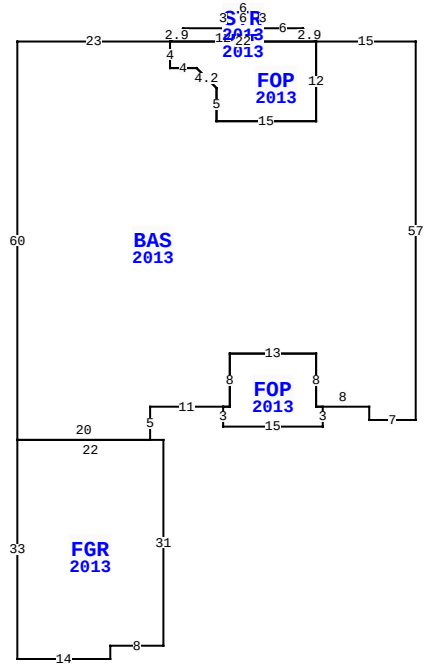
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	3,098	100	3,098	864,859
FGR	710	55	390	108,875
FOP	149	30	45	12,563
FOP	213	30	64	17,867
STR	18	10	2	559
UOP	40	20	8	2,233
TOTALS	4,228		3,607	1,006,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,607	195.9048	293.86	1,059,953	2013	2013	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2019 Heated Area: 3098 HX Base Yr 2019



95039 WHISTLING DUCK CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,006,955
TOTAL MARKET OB/XF VALUE		56,711
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,363,666
SOH/AGL Deduction		703,157
ASSESSED VALUE		660,509
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		610,509
TOTAL JUST VALUE		1,363,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		940,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633296	SCNEXT	7,545	10/01/2016
B1327689	SCRNRM	23,235	09/01/2013
B1327494	SWIM POOL	20,000	07/01/2013
B1326831	CO ISSUED	0	06/21/2013
B1326831	SFR	358,111	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2561/0554	3/16/2022	WD	U	I	11	100
GRANTOR: BERKE RICHARD K & ELI						
GRANTEE: BERKE RICHARD K REV						
1930/0966	7/24/2014	QC	U	I	11	100
GRANTOR: DRH ENERGY INC						
GRANTEE: BERKE RICHARD K & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W15 UOP=[YR=2013] U2 L2 W6 STR=[YR=2013] N3 W6 S3 E6$ W12 D2 L2 FOP=[YR=2013] S4 E4 D3 R3 S5 E15 N12 W22$ E22$ S12 W15 N5 U3 L3 W4 N4 W23 S60 FGR=[YR=2013] S33 E14 N2 E8 N31 W22$ E20 N5 E11 FOP=[YR=2013] S3 E15 N3 W1 N8 W13 S8 W1$ E1 N8 E13 S8 E8 S2 E7 N57$.

EXTRA FEATURES

LN	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	94	11,574	
3	0855	CONC PAVER	0	100	8	4	32.00	SF	7.00	7.00	100	2013	2013	3	94	211	
4	0855	CONC PAVER	0	100	10	5	50.00	SF	7.00	7.00	100	2013	2013	3	94	329	
5	0861	POOL GUNIT	0	100	0	0	374.00	SF	85.00	85.00	100	2013	2013	3	71	22,571	
6	0911	SCRN RM A	0	100	0	0	1,092.00	SF	17.50	17.50	100	2013	2013	3	60	11,466	
7	0855	CONC PAVER	0	100	0	0	640.00	SF	10.00	10.00	100	2013	2013	3	94	6,016	
8	0855	CONC PAVER	0	100	0	0	84.00	SF	15.00	15.00	100	2013	2013	3	94	1,184	

LAND DESCRIPTION

TOTAL OB/XF 56,711

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/06/2024 BY SYS