

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

ARRINGTON JETER LEE III REVOCABLE TRUST/ARRINGTON
95031 WHISTLING DUCK CIR
FERNANDINA BEACH, FL 32034

2025

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 Floo	12	HARDWOOD 70			
Interior Floo	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	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC	3021.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,813	100	2014	2,813	739,680
FGR	288	55	2014	158	41,546
FGR	517	55	2014	284	74,678
FOP	85	30	2014	26	6,837
FOP	324	30	2014	97	25,507
FUS	552	100	2014	552	145,149
TOTALS	4,579			3,930	1,033,396

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	3,930	175.1850	276.79	1,087,785	2014	2014	0	0	5.00	95.00
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 Office/Parlor): 15' x 14' FUS 2014 (Front Utility/Sunroom): 22' x 28' BAS 2014 (Bathroom): 57' x 54' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 23' FGR 2014 (Front Garage/Room): 24' x 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