

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

2025

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	12	3,607	182.9880	289.12	1,042,856	2013	2013	0	0	0	5.50	94.50	VALUATION SUMMARY													
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			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	3,098	100	2013	3,098	846,431																								
FGR	710	55	2013	390	106,555																								
FOP	149	30	2013	45	12,294																								
FOP	213	30	2013	64	17,486																								
STR	18	10	2013	2	546																								
UOP	40	20	2013	8	2,186																								
TOTALS			4,228		3,607	985,499																							
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	95	3,325													
2	0855	CONC PAVER	0	100	0	0	1,759.00	SF	7.00	7.00	100	2013	2013	3	93	11,451													
3	0855	CONC PAVER	0	100	8	4	32.00	SF	7.00	7.00	100	2013	2013	3	93	208													
4	0855	CONC PAVER	0	100	10	5	50.00	SF	7.00	7.00	100	2013	2013	3	93	326													
5	0861	POOL GUNIT	0	100	0	0	374.00	SF	85.00	85.00	100	2013	2013	3	68	21,617													
6	0911	SCRN RM A	0	100	0	0	1,092.00	SF	17.50	17.50	100	2013	2013	3	55	10,511													
7	0855	CONC PAVER	0	100	0	0	640.00	SF	10.00	10.00	100	2013	2013	3	93	5,952													
8	0855	CONC PAVER	0	100	0	0	84.00	SF	15.00	15.00	100	2013	2013	3	93	1,172													
TOTAL OB/XF																		54,562											
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	RES	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 07/30/2025 BY SYS																													