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

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

2025

00-SB-30-1674-0017-0000

BUILDING CHARACTERISTICS

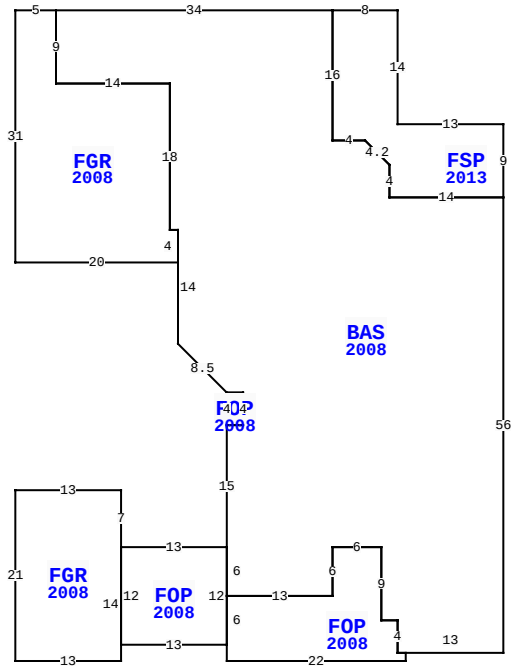
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	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	2,480	100	2008	2,480	694,040
FGR	273	55	2008	150	41,979
FGR	467	55	2008	257	71,923
FOP	8	30	2008	2	559
FOP	156	30	2008	47	13,153
FOP	199	30	2008	60	16,791
FSP	257	40	2013	103	28,825
TOTALS	3,840			3,099	867,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,099	192.5284	304.19	942,685	2008	2008	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2013 Heated Area: 2480 HX Base Yr 2013



95101 WHISTLING DUCK CR, FERNANDINA BEACH

BLD DATE	08/27/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		867,270
TOTAL MARKET OB/XF VALUE		17,740
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,185,010
SOH/AGL Deduction		722,007
ASSESSED VALUE		463,003
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		407,281
TOTAL JUST VALUE		1,185,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,204,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13268	MECH OTHER	0	09/01/2007
P12461	OTHER	0	06/01/2007
C19887	CO ISSUED	300,000	05/01/2007
B19887	NEW CONSTR	300,000	05/01/2007
E19245	ELEC OTHER	1,000	05/01/2007
R10350	REPAIR/RRF	10,000	05/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1649/1703	11/16/2009	WD	U	I	15	500,000

GRANTOR: THE PRESERVE AT SUMME

GRANTEE: CHIRIKJIAN JACK G &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W13 N14 W8 BAS=[YR=2008] W34 FGR=[YR=2008] W5 S31 E20 N4 W1 N18 W14 N9$ S9 E14 S18 E1 S14 D6 R6 FOP=[YR=2008] S4 E2 N4 W2$ E2 S4 W2 S15 FOP=[YR=2008] W13 FGR=[YR=2008] N7 W13 S21 E13 N14$ S12 E13 FOP=[YR=2008] S2 E22 N1 W1 N4 W2 N9 W6 S6 W13 S6$ N12$ S6 E13 N6 E6 S9 E2 S4 E13 N56 W14 N4 U3 L3 W4 N16$ S16 E4 D3 R3 S4 E14 N9$.

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	2008	2008	3	91	3,185	
2	0855	CONC PAVER	0	100	0	0	1,529.00	SF	10.00	10.00	100	2008	2008	3	88	13,455	
3	0855	CONC PAVER	0	100	0	0	125.00	SF	10.00	10.00	100	2008	2008	3	88	1,100	

LAND DESCRIPTION

TOTAL OB/XF 17,740

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	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 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS