

WHITAKER MELBA P LIVING TRUST/WHITAKER MELBA P TRU
222 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-31-114A-0071-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1										2
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		07	ASB SHNGLE 80		0900	01		893	88.9920	105.68	94,372	1940	1955		0		0	37.60	62.40	VALUATION BY					STANDARD															
Exterior Wall		05	AVERAGE 20		1 SNGL FAM - 0% - 0										Heated Area: 720					HX Base Yr					Tax Group: 2					Tax Dist:										
Roof Structure		03	GABLE/HIP 100		12 8 UEP 1993 12 24 30 BAS 1993 24 8 UEP 1993 24										BUILDING MARKET VALUE					58,888																				
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE					2,310																				
Interior Wall		02	WALL BD/WD 100												TOTAL LAND VALUE - MARKET					312,000																				
Interior Floor		09	PINE WOOD 90												TOTAL MARKET VALUE					373,198																				
Interior Floor		05	ASPH TILE 10												SOH/AGL Deduction					35,839																				
Air Condition		03	CENTRAL 100												ASSESSED VALUE					337,359																				
Heating Type		04	AIR DUCTED 100												TOTAL EXEMPTION VALUE					0																				
Bedrooms			2 100												BASE TAXABLE VALUE					337,359																				
Bathrooms			1 100												TOTAL JUST VALUE					373,198																				
Frame		02	WOOD FRAME 100												NCON VALUE					0																				
Stories		1.	1. 100		INCOME VALUE																																			
Units			0 100		PREVIOUS YEAR MKT VALUE					367,967																														
BUD8 Adjustme		02	DIST FB 100																																					
Occupancy		00	NONE 100																																					
Quality		03	Quality Level 03																																					
DOR CODE		0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA												01																									
NEIGHBORHOOD/LOC		1058.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	720	100	720	47,480																																				
UEP	96	60	58	3,824																																				
UEP	192	60	115	7,583																																				
TOTALS					1,008		893		58,888																															
EXTRA FEATURES					2621 S FLETCHER AVE, FERNANDINA BEACH										BLD DATE					LGL DATE																				
															XF DATE					LAND DATE																				
															INC DATE					AG DATE																				
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	1242	WD DECK A	0	0	18	8	144.00	SF	10.00	10.00	100	1991	1991	3	20	288																								
2	1123	CB 8"	0	0	0	0	451.00	SF	6.15	6.15	100	1960	1960	3	20	555																								
3	0811	CONCRETE B	0	0	0	0	281.00	SF	5.20	5.20	100	2003	2003	3	84	1,227																								
4	1242	WD DECK A	0	0	24	5	120.00	SF	10.00	10.00	100	1991	1991	3	20	240																								
LAND DESCRIPTION										TOTAL OB/XF										2,310																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0			50.00	110.00	50.00	FF		1.00	1.00	0.96	6,500.00	6,240.00	312,000																							