



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	05	AVERAGE 90	0900	01	2,062	113.5134	134.80	277,958	1990	1990	0	0	0	16.09	83.91	VALUATION BY																
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM - 100% - 2021										Heated Area: 1808										HX Base Yr 2021									
Roof Structure	03	GABLE/HIP 100											Tax Group: 2										Tax Dist:									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										233,235									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										15,432									
Interior Floor	14	CARPET 80											TOTAL LAND VALUE - MARKET										130,000									
Interior Floor	08	SHT VINYL 20											TOTAL MARKET VALUE										378,667									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										104,110									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										274,557									
Bedrooms	3	100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms	2	100											BASE TAXABLE VALUE										224,557									
Frame	02	WOOD FRAME 100											TOTAL JUST VALUE										378,667									
Stories	1.	1. 100	NCON VALUE										0																			
Units	0	100	INCOME VALUE																													
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE										379,469																			
Quality	05	Quality Level 05																														
DOR CODE	0100	SINGLE FAMILY																														
MAP NUM		MKT AREA	01																													
NEIGHBORHOOD/LOC	1046.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,808	100	1,808	204,504																												
FGR	418	55	230	26,015																												
FOP	28	30	8	905																												
PTO	320	5	16	1,810																												
TOTALS	2,574		2,062	233,235																												
EXTRA FEATURES			2168 WHITFIELD DR, 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	100	1990	1990	3	70	2,450																	
2	0861	POOL GUNIT	0	100	30	14		420.00	SF 85.00	100	1990	1990	3	20	7,140																	
3	0845	KOOL DECK	0	100	0	0		591.00	SF 7.25	100	1990	1990	3	62	2,657																	
4	0812	CONCRETE C	0	100	0	0		1,025.00	SF 4.00	100	1990	1990	3	62	2,542																	
5	0940	SHEDS/PORT	0	100	0	0		160.00	SF 20.10	100	2000	2000	3	20	643																	
TOTAL OB/XF 15,432																																
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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000															
REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/02/2023 BY SYS																																

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
2377/0929	7/20/2020	WD Q	I 02	360,000
GRANTOR: O'CONNELL JANICE A				
GRANTEE: YOUNG ELIZA ALYS				
1871/0566	7/31/2013	QC U	I 11	100
GRANTOR: PRICE JOHN R & JANICE				
GRANTEE: O'CONNELL JANICE A				
BUILDING NOTES				
BUILDING DIMENSIONS				
PTO=[YR=1993] W20 S16 BAS=[YR=1993] W34 S42 E16 FOP=[YR=1993] E7 N4 W7 S4 \$ N4 E9 D2 R2 E4 R2 U2 E2 FGR=[YR=1993] S4 E19 N22 W19 S18 \$ N18 E19 N7 E2 N11 W2 N2 W20 \$ E20 N16 \$.				