

LOT 15
IN OR 1435/1142
LAKEWOOD #5 PB 5/380

MAURER EMERICK J JR & ISMERIE E
2128 WHITFIELD DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-143C-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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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	1,554	100	1,554	190,373
FGR	410	55	226	27,686
FOP	40	30	12	1,470
USP	208	30	62	7,595

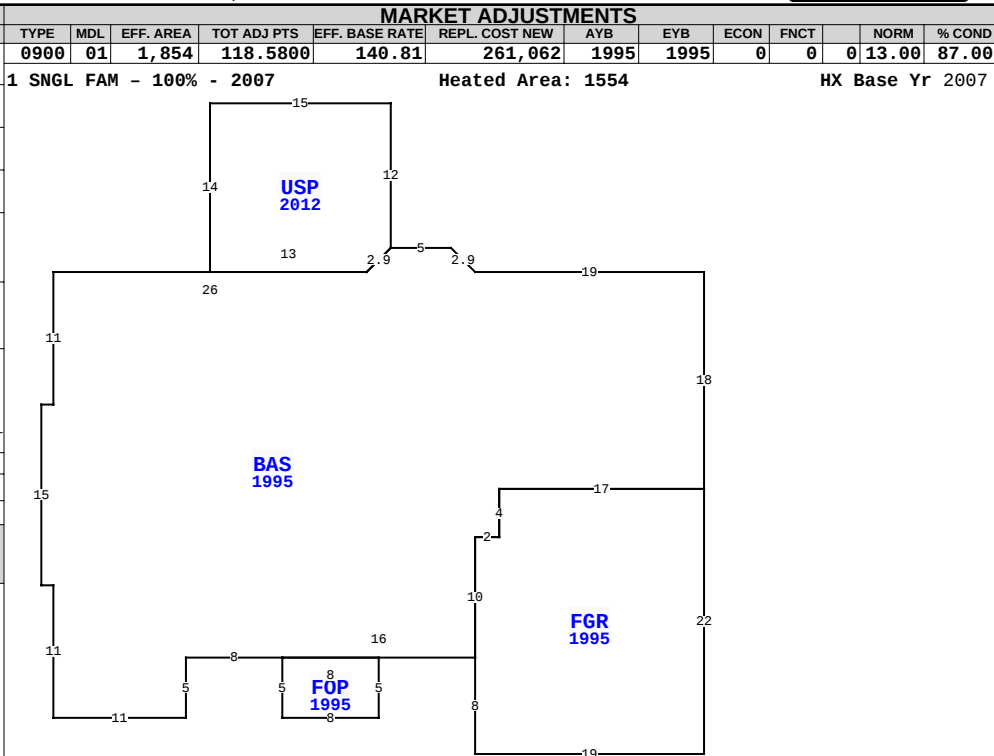
TOTALS	2,212		1,854	227,124
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EXTRA FEATURES

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	0811	CONCRETE B	0 100	40	16	640.00	SF	5.20	5.20	100	1995	1995	3	72	2,396	
2	0855	CONC PAVER	0 100	0	0	144.00	SF	10.00	10.00	100	2013	2013	3	95	1,368	
3	1242	WD DECK A	0 100	0	0	150.00	SF	10.00	10.00	100	1998	1998	3	20	300	
5	0855	CONC PAVER	0 100	0	0	486.00	SF	7.00	7.00	100	2017	2017	3	97	3,300	

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							



2128 WHITFIELD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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TOTAL OB/XF 7,364

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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							

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		227,124	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		130,000	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		191,343	
ASSESSED VALUE		BASE TAXABLE VALUE		173,145	
TOTAL EXEMPTION VALUE		TOTAL JUST VALUE		50,000	
BASE TAXABLE VALUE		NCON VALUE		123,145	
TOTAL JUST VALUE		INCOME VALUE		364,488	
NCON VALUE		PREVIOUS YEAR MKT VALUE		0	
INCOME VALUE				369,352	
PREVIOUS YEAR MKT VALUE					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173810	SUNROOM	40,000	12/05/2017
B8986	NEW CONSTR	77,005	04/07/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1435/1142	8/07/2006	WD Q	I		
GRANTOR: HERRERA ANTHONY G & T					SALE PRICE
GRANTEE: MAURER EMERICK J JR					263,000
1324/0440	6/09/2005	WD Q	I		
GRANTOR: RUPPEL JACK C L & ROB					211,000
GRANTEE: HERRERA ANTHONY G &					

BUILDING NOTES

BAS=[YR=1995] W19 U2 L2 W5 USP=[YR=2012] N12 W15 S14 E13 U2 R2 \$ D2 L2 W26 S11 W1S15 E1 S11 E11 N5 E8 FOP=[YR=1995] S5 E8 N5 W8 \$ E16 FGR=[YR=1995] S8 E19 N22 W17 S4 W2 S10 \$ N10 E2N4 E17 N18 \$.