LOT 16
IN OR 1993/1833
LAKEWOOD #5 PB 5/380

LETO SAMUEL R/MURPHREE D'ETTA
2138 WHITFIELD DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-143C-0016-0000

BUILDING CHARACTERISTICS

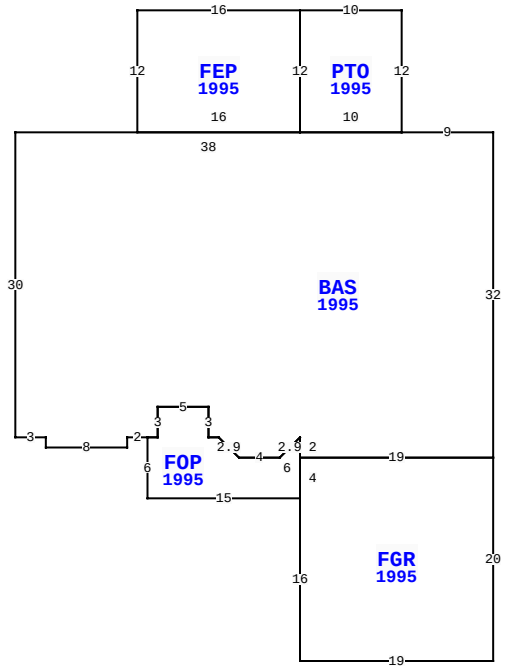
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,453	100	1,453	199,231
FEP	192	80	154	21,116
FGR	380	55	209	28,658
FOP	93	30	28	3,840
PTO	120	5	6	822
TOTALS	2,238		1,850	253,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,850	133.1000	158.06	292,411	1995	1995	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2015 Heated Area: 1453 HX Base Yr 2015



2138 WHITFIELD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		253,667
TOTAL MARKET OB/XF VALUE		5,550
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		389,217
SOH/AGL Deduction		189,371
ASSESSED VALUE		199,846
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		144,846
TOTAL JUST VALUE		389,217
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071813	H/AC	3,200	09/25/2007
20061627	ADDITION	1,000	07/10/2006
B8871	NEW CONSTR	63,910	02/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1993/1833	7/24/2015	WD	U	I	11	100
GRANTOR: LETO SAMUEL R						
GRANTEE: LETO SAMUEL R & D'E						
1434/1914	8/04/2006	WD	Q	I		277,000
GRANTOR: YOUNGBLOOD GEORGE A &						
GRANTEE: LETO SAMUEL R & LIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W9 PTO=[YR=1995] N12 W10 FEP=[YR=1995] W16 S12 E16 N12 $ S12 E10 $ W38 S30 E3 S1 E8 N1 E2 FOP=[YR=1995] S6 E15 FGR=[YR=1995] S16 E19 N20 W19 S4 $ N6 L2 D2 W4 L2 U2 W1 N3 W5 S3 W1$ E1 N3 E5 S3 E1 D2 R2 E4 U2 R2 S2 E19 N32$.

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	1995	1995	3	79	2,765	
2	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	1995	1995	3	72	2,336	
3	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1995	1995	3	72	449	

LAND DESCRIPTION

TOTAL OB/XF 5,550

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	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