

PARCELS 1-26 & 1-63
IN OR 2217/414
A/K/A PT OF LOT 19

WHITLOW JOHN/WHITLOW DONNA
95253 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2023

35-2N-28-0000-0001-0260



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100	1,628	135,787
UGR	462	45	208	17,349
TOTALS	2,090		1,836	153,135

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0810	CONCRETE A	0 100	0	0	116.00	SF	6.50	6.50	100	1980
3	0825	BRICK	0 100	0	0	81.00	SF	12.50	12.50	100	1980
4	0476	VF 6 SBPL	0 100	0	0	48.00	LF	32.00	32.00	100	2008
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2008
6	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	0
7	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	0

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.11	AC	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,836	113.4000	102.34	187,896	1975	1985	0	0	0 18.50	81.50
1 SINGLE FAM - 100% - 2011											
Heated Area: 1628											
HX Base Yr 2011											
21 22 21 22 UGR 1993											
52 50 14 2 18 BAS 1993											

BLD DATE	03/16/2015	KK	LGL DATE	
XF DATE			LAND DATE	05/30/2023
INC DATE			AG DATE	MLU
95253 DOUGLAS RD, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		153,135	
TOTAL MARKET OB/XF VALUE		16,133	
TOTAL LAND VALUE - MARKET		158,250	
TOTAL MARKET VALUE		327,518	
SOH/AGL Deduction		191,004	
ASSESSED VALUE		136,514	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		86,514	
TOTAL JUST VALUE		327,518	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,434	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2107438	ROOF	4,000	06/08/2021
B2104883	PIER SUPPORTS/BEA	13,500	04/20/2021
R2103012	ROOF	3,500	03/12/2021
95-0291	REPAIR/RRF	0	02/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2217/0414	7/26/2018	QC	U	I	11
GRANTOR: WHITLOW DONNA					
GRANTEE: WHITLOW JOHN & DONN					
1695/1196	8/27/2010	WD	Q	I	02
GRANTOR: RAULERSON ROBERT L &					
GRANTEE: WHITLOW DONNA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W32S 52 E14 N2 E18 N50 \$ PTR=W65 UGR=[YR=1993] E21 S22 W21 N22\$ E65\$.											