

LOT 26
IN OR 1664/1323
LAKEWOOD #4 PB 5/245

BEINERT JOHN P
2157 WHITFIELD DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-143B-0026-0000



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	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
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	1,282	100	1,282	180,689
FGR	441	55	243	34,249
FOP	54	30	16	2,255
PTO	168	5	8	1,128
TOTALS	1,945		1,549	218,321

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,549	130.3500	162.94	252,394	1991	1995	0	0	0 13.50	86.50
1 SNGL FAM - 0% - 0											
Heated Area: 1282											
HX Base Yr											
2157 WHITFIELD DR, FERNANDINA BEACH											
BLD DATE 08/11/2008						DJ		LGL DATE		03/14/2024	
XF DATE								LAND DATE		MLU	
INC DATE								AG DATE			

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				218,321		
TOTAL MARKET OB/XF VALUE				5,100		
TOTAL LAND VALUE - MARKET				175,000		
TOTAL MARKET VALUE				398,421		
SOH/AGL Deduction				87,173		
ASSESSED VALUE				311,248		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				311,248		
TOTAL JUST VALUE				398,421		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				343,856		

EXTRA FEATURES							2157 WHITFIELD DR, FERNANDINA BEACH				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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450		
2	0811	CONCRETE B	0	0	0	0	822.00	SF	5.20	5.20	100	1991	1991	3	62	2,650		
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