

**YOUNG ELIZA ALYS**  
2168 WHITFIELD DRIVE  
FERNANDINA BEACH, FL 32034

# 2024



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 90  
20 FACE BRICK 10  
03 GABLE/HIP 100  
03 COMP SHNGL 100  
05 DRYWALL 100  
14 CARPET 80  
08 SHT VINYL 20  
03 CENTRAL 100  
04 AIR DUCTED 100  
3 100  
2 100  
02 WOOD FRAME 100  
1. 1. 100  
0 100  
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

1,808

100

1,808

214,542

FGR

418

55

230

27,293

FOP

28

30

8

949

PTO

320

5

16

1,898

TOTALS

2,574

2,062

244,682

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

1

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1990

1990

3

68

2,380

2

0861

POOL GUNIT

0 100

30

14

420.00

SF

85.00

85.00

100

1990

1990

3

20

7,140

3

0845

KOOL DECK

0 100

0

0

591.00

SF

7.25

7.25

100

1990

1990

3

59.5

2,549

4

0812

CONCRETE C

0 100

0

0

1,025.00

SF

4.00

4.00

100

1990

1990

3

59.5

2,440

5

0940

SHEDS/PORT

0 100

0

0

160.00

SF

20.10

20.10

100

2000

2000

3

20

643

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

R-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

175,000.00

175,000.00

175,000

REVIEW DATE

01/14/2021

BY

TWA

Total Acres:

0.00

Total Land Value:

175,000

Market:

0

Agricultural:

0

Common:

175,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,062

113.5134

141.89

292,577

1990

1990

0

0

0

16.37

83.63

Heated Area: 1808

HX Base Yr 2021

2168 WHITFIELD DR, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/14/2024

MLU

WASSAW COUNTY PROPERTY

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VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

244,682

TOTAL MARKET OB/XF VALUE

15,152

TOTAL LAND VALUE - MARKET

175,000

TOTAL MARKET VALUE

434,834

SOH/AGL Deduction

152,040

ASSESSED VALUE

282,794

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

232,794

TOTAL JUST VALUE

434,834

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

378,667

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U / I

V I / 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 \$ .