LOT 13
LAKEWOOD #5 PB 5/380

YOUNG TONI R/YOUNG STEPHANIE RENNEE & JASON
2108 WHITFIELD DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-143C-0013-0000

BUILDING CHARACTERISTICS

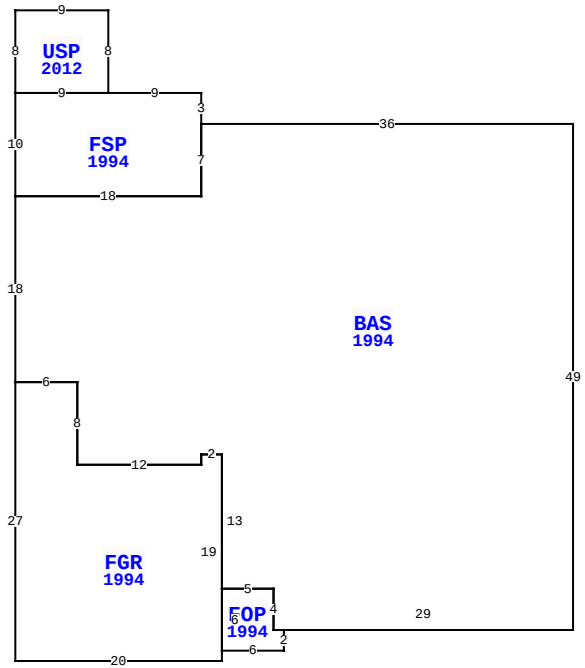
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,130	100	2,130	249,269
FGR	430	55	236	27,618
FOP	32	30	10	1,170
FSP	180	40	72	8,426
USP	72	30	22	2,575
TOTALS	2,844		2,470	289,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,470	110.1408	137.68	340,070	1994	1994	0	0	0	15.00	85.00

1 SNGL FAM – 0% - 2024 Heated Area: 2130 HX Base Yr



2108 WHITFIELD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 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	289,060
TOTAL MARKET OB/XF VALUE	5,692
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	469,752
SOH/AGL Deduction	0
ASSESSED VALUE	469,752
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	469,752
TOTAL JUST VALUE	469,752
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8295	NEW CONSTR	73,675	05/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/1227	7/11/2024	WD	Q	I	01	715,000
GRANTOR: MJJJD LLC						
GRANTEE: YOUNG TONI R						
2674/1825	10/18/2023	WD	Q	I	01	495,000
GRANTOR: DILLON MICHAEL						
GRANTEE: MJJJD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W36 FSP=[YR=1994] N3 W9 USP=[YR=2012] N8 W9 S8 E9 $ W9 S10 E18 N7$ S7 W18 S18 FGR=[YR=1994] S27 E20 N1 FOP=[YR=1994] E6 N2 W1 N4 W5 S6 $ N19 W2 S1 W12 N8 W6 $ E6 S8 E12 N1 E2 S13 E5 S4 E29 N49 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0811	CONCRETE B	0	0	40	21	840.00	SF	5.20	5.20	100	1994	1994	3	68	2,970	
3	0810	CONCRETE A	0	0	0	0	14.00	SF	6.50	6.50	100	1994	1994	3	68	62	

LAND DESCRIPTION

TOTAL OB/XF 5,692

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	0		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 PRINTED 08/06/2024 BY SYS