LOT 17
LAKEWOOD #5 PB 5/380

MACDONALD MICHAEL & ANN/MACDONALD JOHN A
2148 WHITFIELD DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-143C-0017-0000

BUILDING CHARACTERISTICS

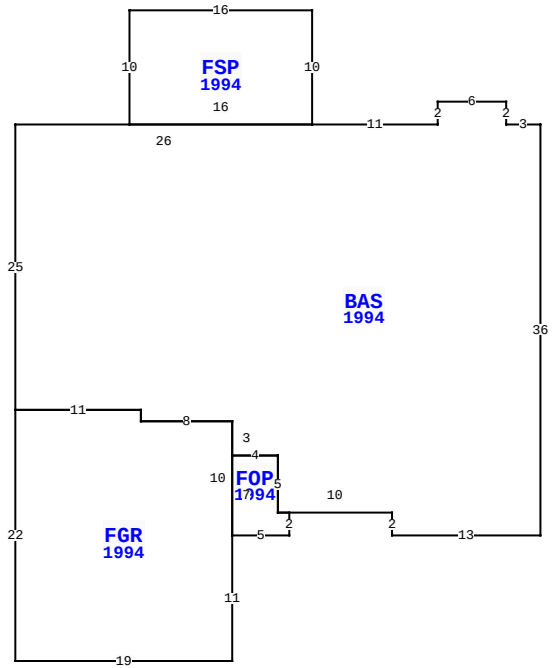
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,419	100	1,419	179,608
FGR	410	55	226	28,606
FOP	30	30	9	1,139
FSP	160	40	64	8,101
TOTALS	2,019		1,718	217,453

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,718	119.1300	148.91	255,827	1994	1994	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2023 Heated Area: 1419 HX Base Yr 2023



2148 WHITFIELD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		217,453
TOTAL MARKET OB/XF VALUE		2,577
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		395,030
SOH/AGL Deduction		44,310
ASSESSED VALUE		350,720
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		300,720
TOTAL JUST VALUE		395,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070588	REPAIR/RRF	5,000	04/12/2007
B8518	NEW CONSTR	57,664	08/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/0047	2/18/2022	WD	U	I	11	100
GRANTOR: MACDONALD MICHAEL & A						
GRANTEE: MACDONALD MICHAEL,						
2496/1821	9/09/2021	WD	Q	I	01	450,000
GRANTOR: VERLINDE ELIZABETH A						
GRANTEE: MACDONALD MICHAEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W3 N2 W6 S2 W11 FSP=[YR=1994] N10 W16 S10 E16 $ W26 S25 FGR=[YR=1994] S22 E19 N11 FOP=[YR=1994] E5 N2 W1 N5 W4 S7 $ N10 W8 N1 W11 $ E11 S1 E8 S3 E4 S5 E10 S2 E13 N36 $.

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	0811	CONCRETE B	0	100	39	16	624.00	SF	5.20	5.20	100	1994	1994	3	68	2,206	
2	0810	CONCRETE A	0	100	0	0	84.00	SF	6.50	6.50	100	1994	1994	3	68	371	

LAND DESCRIPTION

TOTAL OB/XF 2,577

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		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