LOT 20
LAKEWOOD #5 PB 5/380

SMITH CRAIG W & KEITH A
2127 WHITFIELD DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-143C-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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

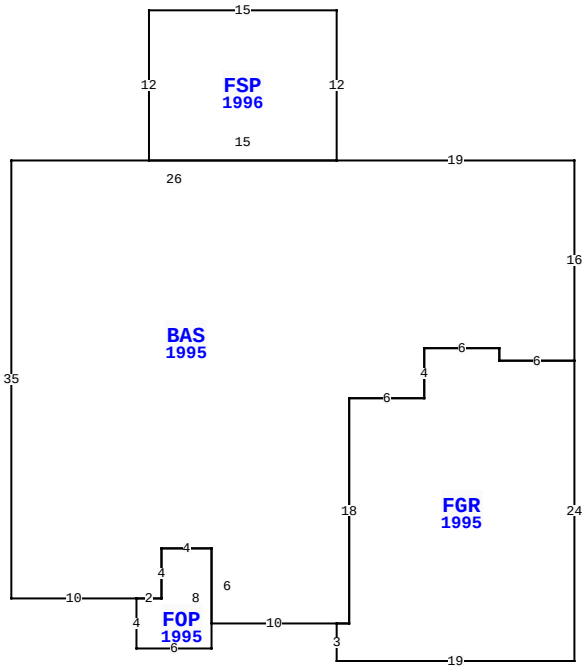
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,251	100	1,251	164,945
FGR	423	55	233	30,721
FOP	40	30	12	1,582
FSP	180	40	72	9,494
TOTALS	1,894		1,568	206,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,568	122.2980	152.87	239,700	1995	1995	0	0	0	13.75	86.25

1 SNGL FAM – 100% - 2021 Heated Area: 1251 HX Base Yr 2021



2127 WHITFIELD DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		206,741
TOTAL MARKET OB/XF VALUE		5,821
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		387,562
SOH/AGL Deduction		140,035
ASSESSED VALUE		247,527
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		197,527
TOTAL JUST VALUE		387,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		333,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B969664	ADDITION	2,391	03/12/1996
B959289	NEW CONSTR	81,938	09/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2376/1829	7/15/2020	WD	Q	I	01	285,000
GRANTOR: COLLINS WILLIAM J & D						
GRANTEE: SMITH CRAIG W & KEI						
1337/1503	8/01/2005	WD	Q	I		245,000
GRANTOR: EMMONS ERNEST A & PHY						
GRANTEE: COLLINS WILLIAM J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 FSP=[YR=1996] N12 W15 S12 E15 $ W26 S35 E10
FOP=[YR=1995] S4 E6 N8 W4 S4 W2 $ E2 N4 E4 S6 E10
FGR=[YR=1995] S3 E19 N24 W6 N1 W6 S4 W6 S18 W1 $ E1 N18 E6 N4 E6 S1 E6 N16 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0810	CONCRETE A	0	100	39	16	624.00	SF	6.50	6.50	100	1995	1995	3	70	2,839	
3	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	1995	1995	3	70	246	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1995	1995	3	70	41	

LAND DESCRIPTION

TOTAL OB/XF 5,821

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