PARCELS 1-26 & 1-63
IN OR 2217/414
A/K/A PT OF LOT 19

WHITLOW JOHN/WHITLOW DONNA
95253 DOUGLAS ROAD
FERNANDINA BEACH, FL 32034

2024

35-2N-28-0000-0001-0260

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

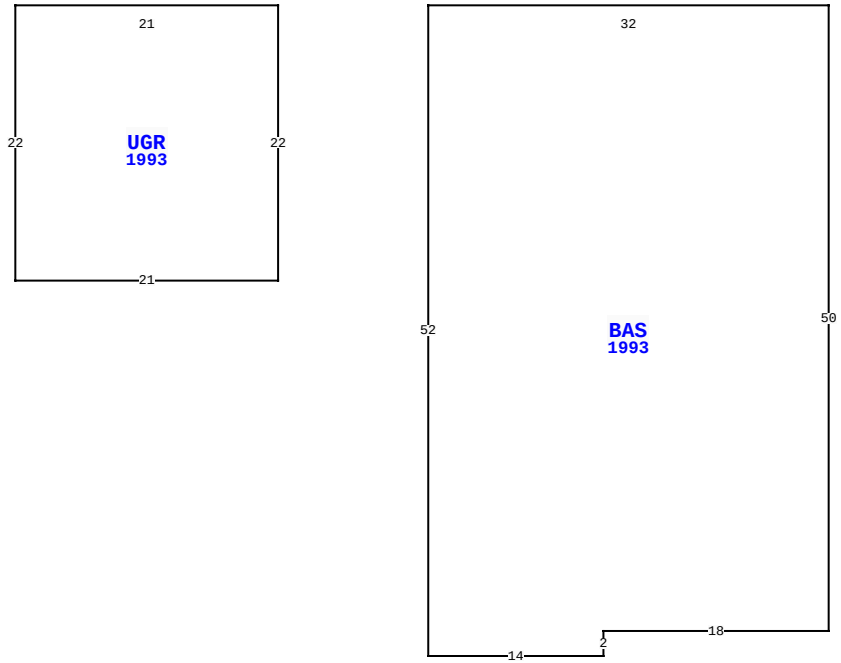
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100	1,628	142,061
UGR	462	45	208	18,150
TOTALS	2,090		1,836	160,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,836	113.4000	107.73	197,792	1975	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2011 Heated Area: 1628 HX Base Yr 2011



95253 DOUGLAS RD, FERNANDINA BEACH

BLD DATE	03/16/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		160,212
TOTAL MARKET OB/XF VALUE		15,976
TOTAL LAND VALUE - MARKET		158,250
TOTAL MARKET VALUE		334,438
SOH/AGL Deduction		193,829
ASSESSED VALUE		140,609
TOTAL EXEMPTION VALUE	SX HX HB	100,000
BASE TAXABLE VALUE		40,609
TOTAL JUST VALUE		334,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2107438	ROOF	4,000	06/08/2021
B2104883	PIER SUPPORTS/BEA	13,500	04/20/2021
R2103012	ROOF	3,500	03/12/2021
95-0291	REPAIR/RRF	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2217/0414	7/26/2018	QC	U	I	11	100
GRANTOR: WHITLOW DONNA						
GRANTEE: WHITLOW JOHN & DONN						
1695/1196	8/27/2010	WD	Q	I	02	165,000
GRANTOR: RAULERSON ROBERT L &						
GRANTEE: WHITLOW DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32S 52 E14 N2 E18 N50 $ PTR=W65 UGR=[YR=1993] E21 S22 W21 N22$ E65$.

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	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0	100	0	0	116.00	SF	6.50	6.50	100	1980	1980	3	32.5	245	
3	0825	BRICK	0	100	0	0	81.00	SF	12.50	12.50	100	1980	1980	3	73.5	744	
4	0476	VF 6 SBPL	0	100	0	0	48.00	LF	32.00	32.00	100	2008	2008	3	74	1,137	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	74	222	
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,976

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.11	AC		1.00	1.00	1.00	75,000.00	75,000.00	158,250							

REVIEW DATE 04/15/2019 BY KWA Total Acres: 2.11 Total Land Value: 158,250 Market: 0 Agricultural: 0 Common: 158,250 PRINTED 08/06/2024 BY SYS