

LOT 14
IN OR 1773/1311
LAKEWOOD #4 PB 5/245

MORRIS TIFFANY
2222 WILL HARDEE ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

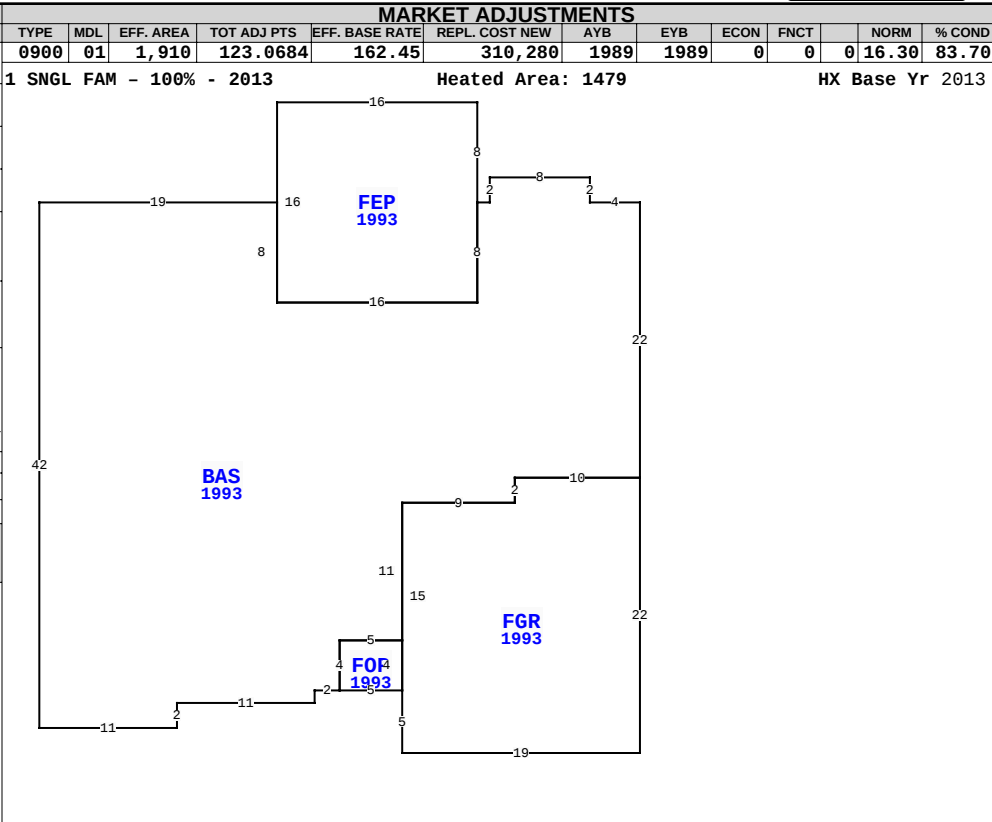
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100	1993	1,479	201,101
FEP	256	80	1993	205	27,874
FGR	400	55	1993	220	29,914
FOP	20	30	1993	6	816

TOTALS	2,155			1,910	259,704
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20
3	0861	POOL GUNIT	0	100	24	13	312.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	415.00	SF	7.25
5	1242	WD DECK A	0	100	0	0	385.00	SF	10.00
6	0810	CONCRETE A	0	100	0	0	169.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00

REVIEW DATE 01/14/2021 BY TWA



2222 WILL HARDEE RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/01/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	1989	1989	3	64	2,240	
2	0811	CONCRETE B	0	100	0	0	712.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,018	
3	0861	POOL GUNIT	0	100	24	13	312.00	SF	85.00	85.00	100	1991	1991	3	20	5,304	
4	0845	KOOL DECK	0	100	0	0	415.00	SF	7.25	7.25	100	1991	1991	3	59.5	1,790	
5	1242	WD DECK A	0	100	0	0	385.00	SF	10.00	10.00	100	2000	2000	3	20	770	
6	0810	CONCRETE A	0	100	0	0	169.00	SF	6.50	6.50	100	1989	1989	3	54.5	599	

TOTAL OB/XF											12,721		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	1		

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1 2									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 2					Tax Dist:					259,704				
BUILDING MARKET VALUE					TOTAL MARKET OB/XF VALUE					12,721					180,000				
TOTAL LAND VALUE - MARKET					TOTAL MARKET VALUE					452,425					261,269				
SOH/AGL Deduction					ASSESSED VALUE					191,156					50,722				
TOTAL EXEMPTION VALUE					HX HB					140,434					452,425				
BASE TAXABLE VALUE					TOTAL JUST VALUE					0					INCOME VALUE				
NCON VALUE					PREVIOUS YEAR MKT VALUE					424,072									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060411	REPAIR/RRF	6,750	03/01/2006
6697	SWIM POOL	5,500	08/12/1991
5489	NEW CONSTR	47,255	07/25/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1773/1311	12/28/2011	WD	U	I	11	135,000	
GRANTOR: HSBC MORTGAGE SERVICE							
GRANTEE: MORRIS TIFFANY							
1773/1309	12/06/2011	QC	U	I	11	100	
GRANTOR: GREENWOOD JAMES P & J							
GRANTEE: HSBC MORTGAGE SERVI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W4N2W8S2W1 FEP=[YR=1993] N8 W16 S16 E16 N8S S8 W16 N8 W19 S42 E11 N2 E11 N1 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S5 E19 N22 W 10 S2 W9 S15 \$ N4 W5 S4 \$ N4 E5 N11 E9 N2 E10 N22 \$.									