LOT 27
LAKEWOOD #4 PB 5/245

LAMONTAGNE JANET M & KEITH R
2158 WHITFIELD DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0027-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

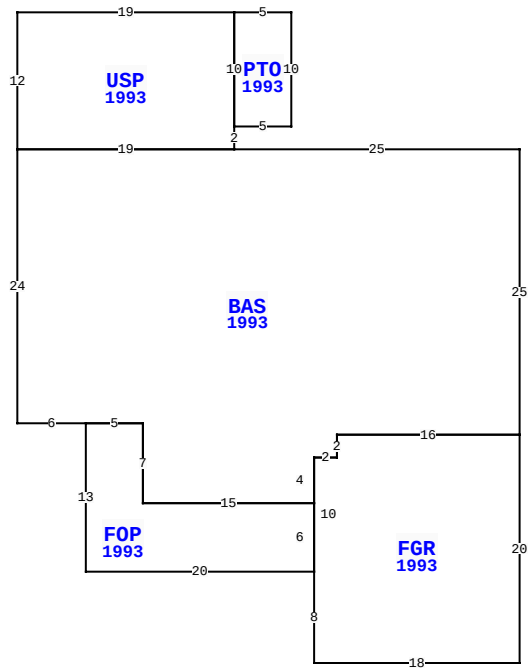
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,183	100	1993	1,183	202,948
FGR	356	55	1993	196	33,624
FOP	155	30	1993	46	7,891
PTO	50	5	1993	2	343
USP	228	30	1993	68	11,666
TOTALS	1,972			1,495	256,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,495	139.0005	183.48	274,303	1991	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2024 Heated Area: 1183 HX Base Yr 2024



2158 WHITFIELD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		256,473
TOTAL MARKET OB/XF VALUE		6,461
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		442,934
SOH/AGL Deduction		106,250
ASSESSED VALUE		336,684
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		285,962
TOTAL JUST VALUE		442,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062650	REPAIR/RRF	4,000	12/01/2006
7918	REMODEL	1,900	09/23/1993
6764	NEW CONSTR	56,880	10/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2644/797	5/30/2023	WD	Q	I	02	530,000
GRANTOR: STAMEY MONIKA ANNA MA						
GRANTEE: LAMONTAGNE JANET M						
2246/1298	12/28/2018	WD	Q	I	01	265,000
GRANTOR: CMILEWSKI JOYCE M						
GRANTEE: STAMEY MONIKA ANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 USP=[YR=1993] N2 PTO=[YR=1993] E5 N10 W5 S10 $ N10 W19 S12 E19$ W19 S24E6 FOP=[YR=1993] S13 E20 FGR=[YR=1993] S8 E18 N20 W16 S2 W2 S10$ N6 W15 N7 W5$ E5 S7 E15 N4 E2 N2 E16 N25 $.

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	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	672.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,079	
3	0810	CONCRETE A	0	100	0	0	430.00	SF	6.50	6.50	100	1993	1993	3	64	1,789	
4	0810	CONCRETE A	0	100	0	0	55.00	SF	6.50	6.50	100	1991	1991	3	59.5	213	

LAND DESCRIPTION

TOTAL OB/XF 6,461

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	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS