LOT 28
LAKEWOOD #4 PB 5/245

YOUNG ELIZA ALYS
2168 WHITFIELD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-143B-0028-0000

BUILDING CHARACTERISTICS

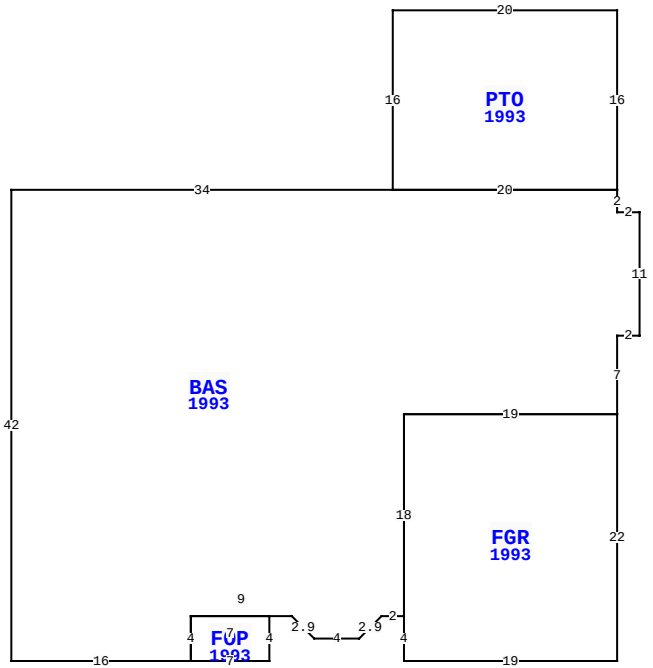
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,808	100	1993	1,808	236,066
FGR	418	55	1993	230	30,031
FOP	28	30	1993	8	1,044
PTO	320	5	1993	16	2,089
TOTALS	2,574			2,062	269,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,062	118.6731	156.65	323,012	1990	1990	0	0	0	16.65	83.35

1 SNGL FAM – 100% - 2021 Heated Area: 1808 HX Base Yr 2021



2168 WHITFIELD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,231
TOTAL MARKET OB/XF VALUE		14,872
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		464,103
SOH/AGL Deduction		173,108
ASSESSED VALUE		290,995
TOTAL EXEMPTION VALUE	DX HX HB	55,722
BASE TAXABLE VALUE		235,273
TOTAL JUST VALUE		464,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120533	HVAC	4,031	03/29/2012
5927	SWIM POOL	7,500	04/17/1990
5928	NEW CONSTR	78,330	04/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/0929	7/20/2020	WD	Q	I	02	360,000
GRANTOR: O'CONNELL JANICE A						
GRANTEE: YOUNG ELIZA ALYS						
1871/0566	7/31/2013	QC	U	I	11	100
GRANTOR: PRICE JOHN R & JANICE						
GRANTEE: O'CONNELL JANICE A						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W20 S16 BAS=[YR=1993] W34 S42 E16 FOP=[YR=1993] E7 N4 W7 S4 $ N4 E9 D2 R2 E4 R2 U2 E2 FGR=[YR=1993] S4 E19 N22 W19 S18 $ N18 E19 N7 E2 N11 W2 N2 W20 $ E20 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	1990	1990	3	66	2,310	
2	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	1990	1990	3	20	7,140	
3	0845	KOOL DECK	0	100	0	0	591.00	SF	7.25	7.25	100	1990	1990	3	57	2,442	
4	0812	CONCRETE C	0	100	0	0	1,025.00	SF	4.00	4.00	100	1990	1990	3	57	2,337	
5	0940	SHEDS/PORT	0	100	0	0	160.00	SF	20.10	20.10	100	2000	2000	3	20	643	

LAND DESCRIPTION

TOTAL OB/XF 14,872

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