LOT 19
LAKEWOOD #5 PB 5/380

WILLETTE KENNETH J
2137 WHITFIELD DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-143C-0019-0000

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	06	Quality Level 06

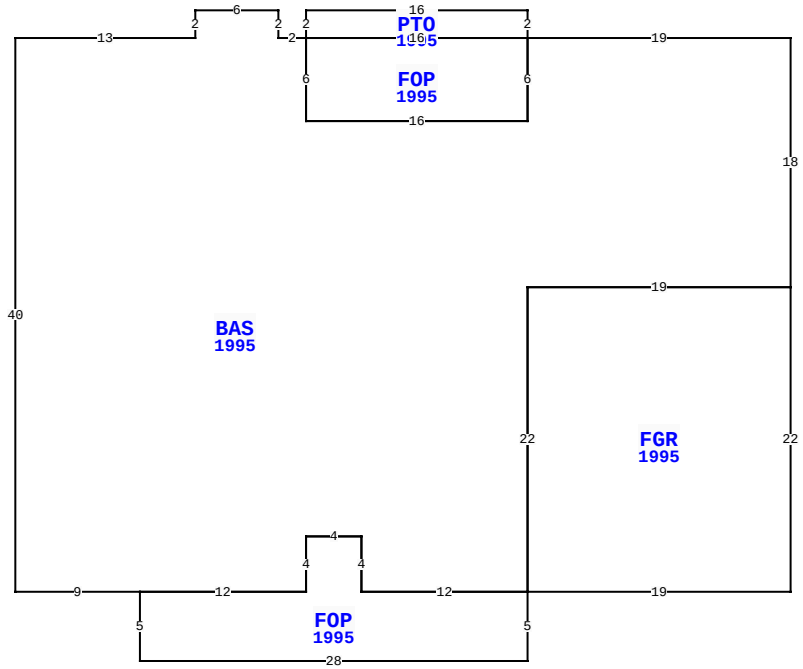
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	1995	1,722	232,847
FGR	418	55	1995	230	31,101
FOP	96	30	1995	29	3,921
FOP	156	30	1995	47	6,355
PTO	32	5	1995	2	270
TOTALS	2,424			2,030	274,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,030	119.4620	157.69	320,111	1995	1995	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 1999 Heated Area: 1722 HX Base Yr 1999



2137 WHITFIELD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		274,495
TOTAL MARKET OB/XF VALUE		2,685
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		457,180
SOH/AGL Deduction		297,491
ASSESSED VALUE		159,689
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		103,967
TOTAL JUST VALUE		457,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121659	ROOF	15,000	08/14/2012
20121249	ROOF	5,943	06/25/2012
B020490	REPAIR/RRF	5,000	03/20/2002
B8985	NEW CONSTR	84,005	04/07/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2730/812	7/26/2024	QC	U	I	11	100
GRANTOR: WILLETTE KENNETH J						
GRANTEE: WILLETTE KENNETH J						
0845/0816	8/19/1998	WD	Q	I		124,500
GRANTOR: FLORENTINE LAWRENCE J						
GRANTEE: WILLETTE KENNETH J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W19 PTO=[YR=1995] N2 W16 S2 FOP=[YR=1995] S6 E16 N6 W16 $ E16 $ S6 W16 N6 W2 N2 W6S2W13 S40 E9 FOP=[YR=1995] S5 E28 N5 FGR=[YR=1995] E19 N22 W19 S22 $ W12 N4 W4 S4 W12 $ E12 N4 E4 S4 E12 N22 E19 N18 $.

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	0811	CONCRETE B	0	100	43	16	688.00	SF	5.20	5.20	100	1995	1995	3	68	2,433	
2	0810	CONCRETE A	0	100	19	3	57.00	SF	6.50	6.50	100	1995	1995	3	68	252	

LAND DESCRIPTION

TOTAL OB/XF 2,685

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