LOT 21
LAKEWOOD #5 PB 5/380

SHARP LYNN
2117 WHITFIELD DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-143C-0021-0000

BUILDING CHARACTERISTICS

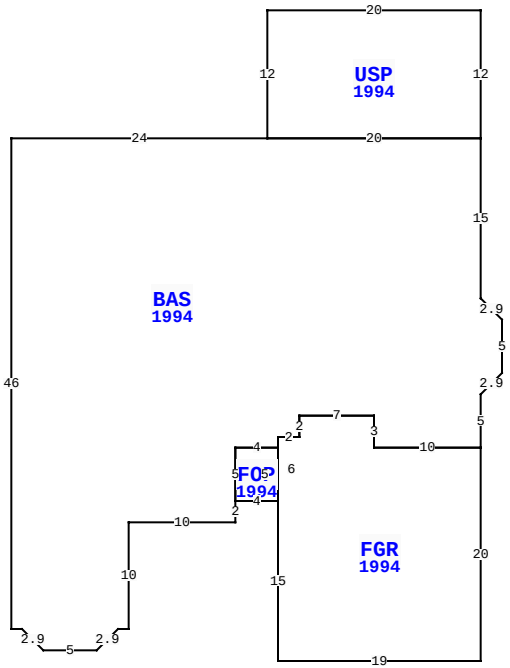
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,538	100	1994	1,538	224,771
FGR	403	55	1994	222	32,444
FOP	20	30	1994	6	877
USP	240	30	1994	72	10,522
TOTALS	2,201			1,838	268,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,838	129.4900	170.93	314,169	1994	1994	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 2025 Heated Area: 1538 HX Base Yr 2025



2117 WHITFIELD DR, FERNANDINA BEACH

BLD DATE	01/23/2009 DJ	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		268,614
TOTAL MARKET OB/XF VALUE		2,627
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		451,241
SOH/AGL Deduction		0
ASSESSED VALUE		451,241
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		400,519
TOTAL JUST VALUE		451,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8350	NEW CONSTR	52,640	05/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2710/478	4/25/2024	WD	Q	I	02	495,000
GRANTOR: LAWHORNE ARCHIE ROYCE						
GRANTEE: SHARP LYNN						
2675/528	10/12/2023	WD	Q	I	01	485,000
GRANTOR: STENGLE EILEEN L/E						
GRANTEE: LAWHORNE ARCHIE ROY						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1994] W20 S12 BAS=[YR=1994] W24 S46 E1 D2 R2 E5 U2 R2 E1 N10 E10 N2 FOP=[YR=1994] E4 FGR=[YR=1994] S15 E19 N20W10 N3 W7 S2W2 S6 $ N5 W4 S5 $ N5 E4 N1 E2 N2 E7 S3 E10 N5 R2 U2 N5 L2 U2 N15 W20 $ E20 N12 $.

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	39	16	663.00	SF	5.20	5.20	100	1994	1994	3	66	2,275	
2	0810	CONCRETE A	0	100	0	0	82.00	SF	6.50	6.50	100	1994	1994	3	66	352	

LAND DESCRIPTION

TOTAL OB/XF 2,627

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 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS