LOT 22
LAKEWOOD #5 PB 5/380

MONTGOMERY ROBERT T
2107 WHITFIELD DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-143C-0022-0000

BUILDING CHARACTERISTICS

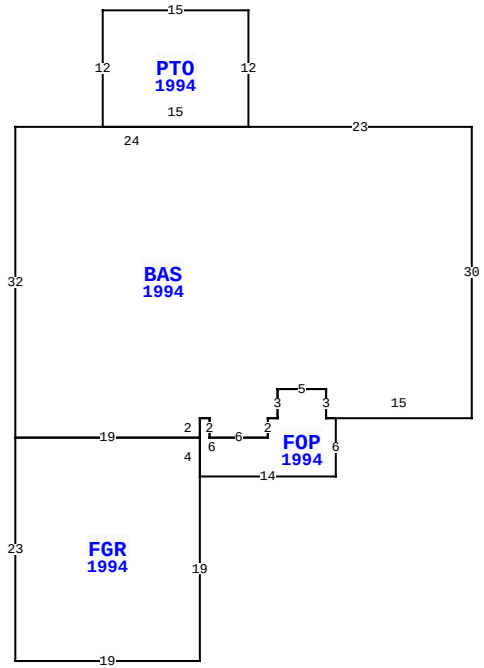
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,445	100	1994	1,445	200,665
FGR	437	55	1994	240	33,328
FOP	87	30	1994	26	3,610
PTO	180	5	1994	9	1,250
TOTALS	2,149			1,720	238,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,720	124.5450	164.40	282,768	1994	1994	0	0	0	15.53	84.47

1 SNGL FAM – 100% - 2022 Heated Area: 1445 HX Base Yr 2022



2107 WHITFIELD DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,854
TOTAL MARKET OB/XF VALUE		3,110
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		421,964
SOH/AGL Deduction		60,133
ASSESSED VALUE		361,831
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,109
TOTAL JUST VALUE		421,964
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130831	ROOF	6,000	04/17/2013
8489	NEW CONSTR	66,115	08/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2514/0393	11/15/2021	WD	Q	I	01	479,000
GRANTOR: MORRISON BENJAMIN C &						
GRANTEE: MONTGOMERY ROBERT T						
1916/1951	5/12/2014	WD	Q	I	01	210,000
GRANTOR: MCCOURT JAMES D & BAR						
GRANTEE: MORRISON BENJAMIN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W23 PTO=[YR=1994] N12 W15 S12 E15 $ W24 S32 FGR=[YR=1994] S23 E19 N19 FOP=[YR=1994] E14 N6 W1 N3 W5 S3 W1 S2 W6 N2 W1 S6 $ N4 W19 $ E19 N2 E1 S2 E6 N2 E1 N3 E5 S3 E15 N30 $.

EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	1,178.00	SF	4.00	4.00	100	1994	1994	3	66	3,110	

LAND DESCRIPTION

TOTAL OB/XF 3,110

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS