

BLOCK 10 LOTS 27 & 28
IN OR 1709/1216
CITY OF FDNA BEACH

WHITAKER ROBERT F LIVING TRUST/WHITAKER MELBA P TR
222 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0010-0270

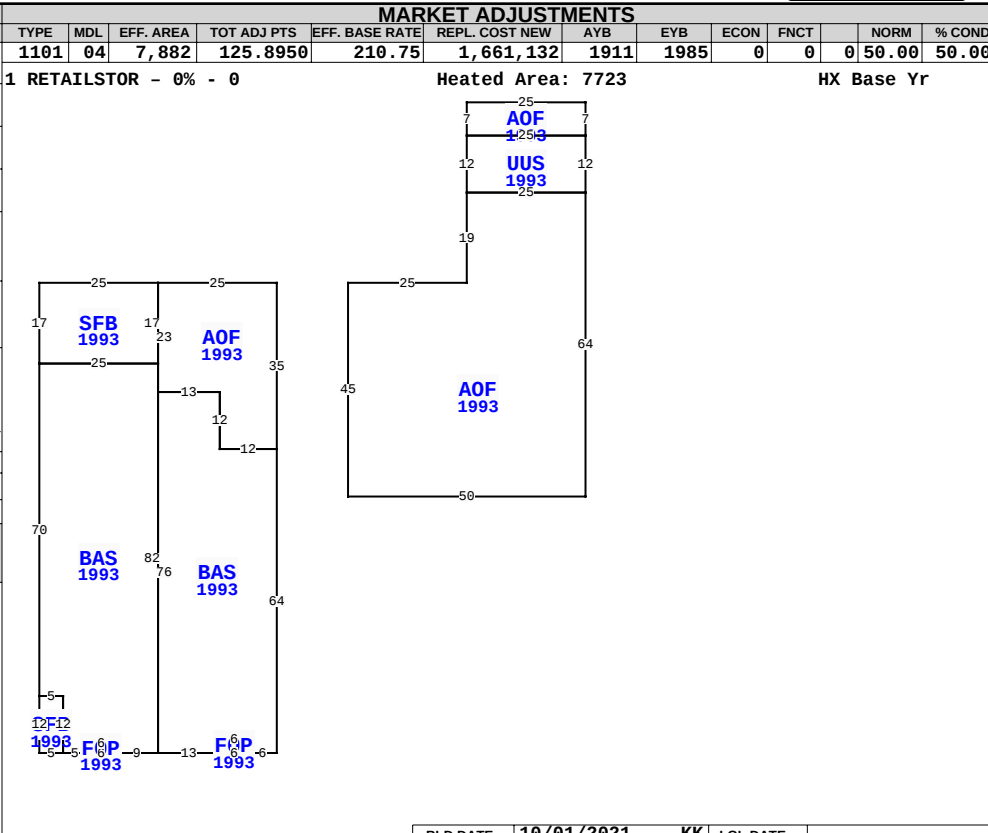


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	10	100
Frame	03	MASONRY 100
Story Height		16 100
RMS		13 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	04	Quality Level 04
DOR CODE	1200	STORE/OFFICE/RESID
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1002.0200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	175	100	1993	175	18,441
AOF	719	100	1993	719	75,765
AOF	2,725	100	1993	2,725	287,147
BAS	1,738	100	1993	1,738	183,142
BAS	1,978	100	1993	1,978	208,432
FOP	12	30	1993	4	422
FOP	18	30	1993	5	527
SFB	60	80	1993	48	5,058
SFB	425	80	1993	340	35,828
UUS	300	50	1993	150	15,807
TOTALS	8,150			7,882	830,566

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0097	AWNING CN



217 CENTRE ST, FERNANDINA BEACH

BLD DATE	10/01/2021	KK	LGL DATE	
XF DATE	10/01/2021	KK	LAND DATE	03/27/2025
INC DATE			AG DATE	MLU

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
50.00	SF	130.00	130.00	100	1993	1993	3	40	2,600	

LAND DESCRIPTION										TOTAL OB/XF							2,600		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA		
1	001200	C	STORE COMB	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	125.00	125.00			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		830,566	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		2,600	
SOH/AGL Deduction		TOTAL LAND VALUE		625,000	
ASSESSED VALUE		TOTAL MARKET VALUE		1,458,166	
TOTAL EXEMPTION VALUE		HI		320,976	
BASE TAXABLE VALUE		TOTAL EXEMPTION VALUE		0	
TOTAL JUST VALUE		BASE TAXABLE VALUE		1,137,190	
NCON VALUE		TOTAL JUST VALUE		1,458,166	
INCOME VALUE		NCON VALUE		0	
PREVIOUS YEAR MKT VALUE		INCOME VALUE		1,209,616	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210068	ROOF	0	08/10/2021
20141482	217 CENTRE ST	2,200	07/08/2014
20141483	217 CENTRE ST	1,115	07/08/2014
20141484	215 CENTRE ST	2,200	07/08/2014
20111138	H/AC	0	07/13/2011
20110313	ELEC OTHER	100	03/04/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1709/1216	11/11/2010	WD U	I	11		100	
GRANTOR: WHITAKER ROBERT F							
GRANTEE: WHITAKER MELBA P &							
0763/0238	6/17/1996	WD U	I	19		150,000	
GRANTOR: MITCHELL F & WHITAKER							
GRANTEE: WHITAKER ROBERT F							

BUILDING NOTES		
BUILDING DIMENSIONS		
AOF=[YR=1993] W25 SFB=[YR=1993] W25 S17 BAS=[YR=1993] S70 SFB=[YR=1993] S12 E5 N12 W5 \$ E5 S12 E5 FOP=[YR=1993] E6 N2 W6 S2 \$ N2 E6 S2 E9 N82 W25 \$ E25 N17 \$ S23 BAS=[YR=1993] S76 E13 FOP=[YR=1993] E6 N3 W6 S3 \$ N3 E6 S3 E6 N64 W12 N12 W13 \$ E13 S12 E12 N35 \$ PTR= E15 AOF=[YR=1993] E25 N19 UUS=[YR=1993] N12 AOF=[YR=1993] N7 E25 S7 W25 \$ E25 S12 W25 \$ E25 S64 W50 N45 \$ W15 \$.		