

WHITAKER JEFFREY T & PAIGE C
96201 PINEY ISLAND DR
FERNANDINA BEACH, FL 32034

47-3N-28-5000-0002-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		7			
VALUATION SUMMARY															
VALUATION BY								STANDARD							
Tax Group: 7								Tax Dist:							
BUILDING MARKET VALUE								749,834							
TOTAL MARKET OB/XF VALUE								78,638							
TOTAL LAND VALUE - MARKET								520,000							
TOTAL MARKET VALUE								1,348,472							
SOH/AGL Deduction								629,400							
ASSESSED VALUE								719,072							
TOTAL EXEMPTION VALUE								HX HB		50,722					
BASE TAXABLE VALUE								668,550							
TOTAL JUST VALUE								1,348,472							
NCON VALUE								0							
INCOME VALUE															
PREVIOUS YEAR MKT VALUE								1,222,238							
PERMIT NUM				DESCRIPTION				AMT		ISSUED					
C1904828				CO ISSUED				0		10/23/2020					
B1904828				NEW CONSTR				533,925		07/01/2019					
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	V I	V I	RSN CD	SALE PRICE						
2036/0332		3/24/2016		WD	U	V	V	37	200,000						
GRANTOR: VEREEN HEWSTON & MARI															
GRANTEE: WHITAKER JEFFREY T															
1645/1437		10/06/2009		WD	U	V	V	30	100						
GRANTOR: VEREEN HEWSTON & MARI															
GRANTEE: VEREEN HEWSTON A &															
BUILDING NOTES															
BUILDING DIMENSIONS															
FOP=[YR=2020] W50 S12 FGR=[YR=2020] S43 E16 N1 E18 N14															
SFB=[YR=2020] N6 FST=[YR=2020] N5 W5 S5 E5\$ W5 N5 W14 S11															
E19\$ W19 N11 E19 S26 E16 N35 DCK=[YR=2020] E4 N12 W4 S12\$ N8															
W16 N2 W18 S2 W16\$ E16 N2 E18 S2 E16 N12\$ PTR= E35															
FOP=[YR=2020] E21 STR=[YR=2020] N11 W3 N5 E10 S16 W7\$ E29															
S12 BAS=[YR=2020] S17 STR=[YR=2020] S6 W4 N2 W3 N4 E7\$ W7															
S4 E3 S2 E4 S20 W4 S2 W9 N2 W3 N1 FOP=[YR=2020] W5															
STR=[YR=2020] S13 W13 N4 E5 N9 E8\$ W13 N7 E18 S7\$ N7 W18 S8															
W3 S2 W9 N2 W4 N20 FST=[YR=2020] N5 E5 S5 W5\$ E5 N5 W5 N18															
E16 N2 E18 S2 E16\$ W16 N2 W18 S2 W16 N12\$ W35\$ PTR= N35															
FUS=[YR=2020] E18 UST=[YR=2020] S11 E6 N11 W6\$ E24 N2															
STR=[YR=2020] N10 W9 S3 E5 S7 E4\$ W4 N7 W5 N3 E9 N14															
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
20,000															
Common: 520,000															
PRINTED 07/30/2025 BY SYS															