PT LOTS 1 & 2 OF BUCK'S FDNA BEC
2/30 & PT OF LOT 63 OF HAMBY'S A
TO FDNA BCH S/D PBK 2/32 IN OR 7

WHIPPLE JUSTIN P/WICKLIFFE MARY CLAIRE W
4382 PLEASANT GROVE RD
LEXINGTON, KY 40515

2026

00-00-31-114A-0001-0000

BUILDING CHARACTERISTICS

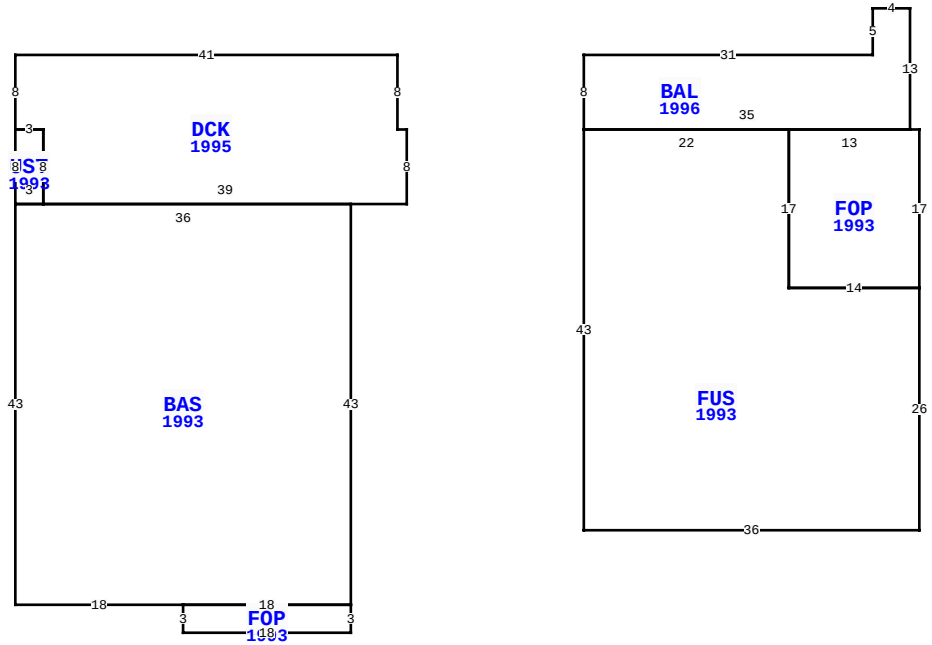
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	300	15	1996	45	5,619
BAS	1,548	100	1993	1,548	193,292
DCK	640	10	1995	64	7,991
FOP	54	30	1993	16	1,998
FOP	238	30	1993	71	8,865
FUS	1,310	100	1993	1,310	163,574
UST	24	45	1993	11	1,373
TOTALS	4,114			3,065	382,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,065	100.8320	167.38	513,020	1956	1975	0	0	0	25.40	74.60

1 SFR CUST 0% - 0 Heated Area: 2858 HX Base Yr



2340 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	382,713
TOTAL MARKET OB/XF VALUE	8,896
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	1,441,609
SOH/AGL Deduction	12,797
ASSESSED VALUE	1,428,812
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,428,812
TOTAL JUST VALUE	1,441,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,320,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110331	H/AC	3,600	03/08/2011
20101206	REMODEL	2,452	07/23/2010
20042339	REPAIR/RRF	5,000	12/14/2004
20042043	REPAIR/RRF	8,000	11/02/2004
20041893	REMODEL	3,000	10/15/2004
B034007	REMODEL	2,000	10/15/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2859/89	4/01/2026	SW	U	I	16	750,000
GRANTOR: WHIPPLE ROBERT L IV						
GRANTEE: WHIPPLE JUSTIN P						
2859/0084	3/31/2026	TD	U	I	11	100
GRANTOR: WHIPPLE CLAIRE L FLOR						
GRANTEE: WHIPPLE ROBERT L IV						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1995] W41 S8 UST=[YR=1993] S8 BAS=[YR=1993] S43 E18 FOP=[YR=1993] S3 E18 N3 W18$ E18 N43 W36$ E3 N8 W3$ E3 S8 E39 N8 W1 N8$ PTR=E20 BAL=[YR=1996] E31 N5 E4 S13 FOP=[YR=1993] E1 S17 FUS=[YR=1993] S26 W36 N43 E22 S17 E14 $ W14 N17 E13 $ W35 N8 $ W20 $.

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
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840	
5	1242	WD DECK A	0	0	18	6	108.00	SF	10.00	10.00	100	1995	1995	3	20	216	
7	0416	DUNEWALKS	0	0	0	0	260.00	SF	15.00	15.00	100	1980	1980	3	20	780	
8	1242	WD DECK A	0	0	0	0	49.00	SF	10.00	10.00	100	1995	1995	3	20	98	
9	0416	DUNEWALKS	0	0	0	0	1,105.00	SF	30.00	30.00	100	2005	2005	3	21	6,962	

LAND DESCRIPTION

TOTAL OB/XF 8,896

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	000120	C	RES OCEAN	0		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS