LOT 71
IN OR 1735/405
BUCKS FDNA BEACH #1 PB 2/30

WHITAKER MELBA P LIVING TRUST/WHITAKER MELBA P TRU
222 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2026

00-00-31-114A-0071-0000

BUILDING CHARACTERISTICS

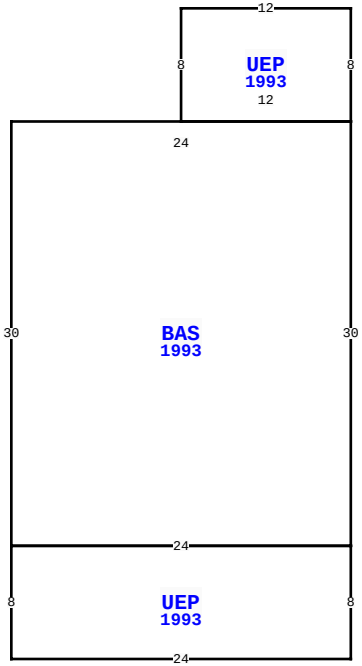
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 90
Interior Floo	05	ASPH TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	54,374
UEP	96	60	1993	58	4,380
UEP	192	60	1993	115	8,685
TOTALS	1,008			893	67,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	893	88.9920	123.70	110,464	1940	1955	0	0	0	38.95	61.05

1 SNGL FAM 0% - 0 Heated Area: 720 HX Base Yr



2621 S FLETCHER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 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	67,438
TOTAL MARKET OB/XF VALUE	1,083
TOTAL LAND VALUE - MARKET	408,000
TOTAL MARKET VALUE	476,521
SOH/AGL Deduction	27,496
ASSESSED VALUE	449,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	449,025
TOTAL JUST VALUE	476,521
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121134	ROOF	3,000	06/15/2012
B012423	REMODEL	2,000	11/02/2001
6595	REPAIR/RRF	1,800	06/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1735/0405	4/11/2011	WD	U	I	11	100
GRANTOR: WHITAKER MELBA P						
GRANTEE: WHITAKER MELBA P &						
0421/0222	5/11/1984	MS	U	I		100
GRANTOR: WHITAKER ROBERT F & M						
GRANTEE: WHITAKER MELBA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S30 UEP=[YR=1993] S8 E24 N8W24$ E24 N30$
UEP=[YR=1993] N8 W12 S8E12$.

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	1242	WD DECK A	0	0	18	8	144.00	SF	10.00	10.00	100	1991	1991	3	20	288	
2	1123	CB 8"	0	0	0	0	451.00	SF	6.15	6.15	100	1960	1960	3	20	555	
4	1242	WD DECK A	0	0	24	5	120.00	SF	10.00	10.00	100	1991	1991	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 1,083

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	0		R-2	50.00	110.00	50.00	FF		1.00	1.00	0.96	8,500.00	8,160.00	408,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 408,000 Market: 0 Agricultural: 0 Common: 408,000 PRINTED 07/09/2026 BY SYS