LOT 26
IN OR 1664/1323
LAKEWOOD #4 PB 5/245

BEINERT JOHN P
2157 WHITFIELD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-143B-0026-0000

BUILDING CHARACTERISTICS

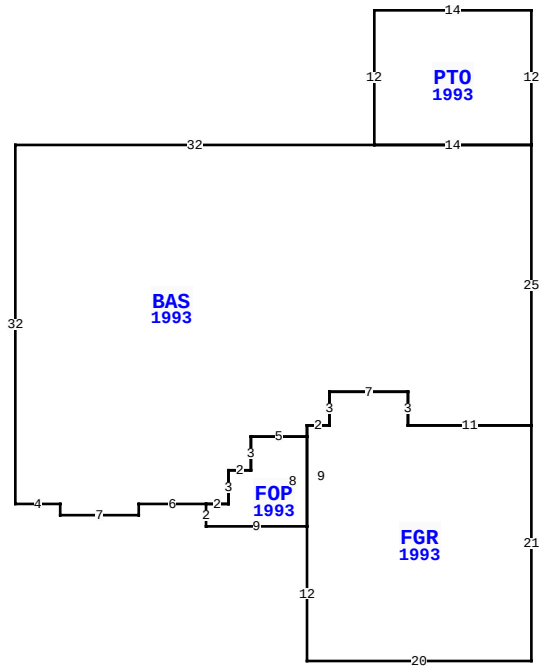
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,282	100	1993	1,282	207,625
FGR	441	55	1993	243	39,355
FOP	54	30	1993	16	2,592
PTO	168	5	1993	8	1,295
TOTALS	1,945			1,549	250,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,549	136.2750	189.42	293,412	1991	1995	0	0	0	14.50	85.50

1 SNGL FAM 0% - 0 Heated Area: 1282 HX Base Yr



2157 WHITFIELD DR, FERNANDINA BEACH

BLD DATE	08/11/2008 DJ	LGL DATE	
XF DATE		LAND DATE	05/01/2025 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	250,867
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	433,177
SOH/AGL Deduction	56,567
ASSESSED VALUE	376,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	376,610
TOTAL JUST VALUE	433,177
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080727	REPAIR/RRF	5,200	05/01/2008
20041940	REMODEL	7,000	10/21/2004
6719	NEW CONSTR	39,120	09/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1664/1323	2/23/2010	WD	Q	I	01	170,000
GRANTOR: ADAMS MARY CAROLINE						
GRANTEE: BEINERT JOHN P						
1150/0505	7/02/2003	WD	Q	I		155,900
GRANTOR: SMITH STEVEN B & JENN						
GRANTEE: ADAMS MARY CAROLINE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W14 S12 BAS=[YR=1993] W32 S32 E4 S1 E7 N1 E6 FOP=[YR=1993] S2 E9 FGR=[YR=1993] S12 E20 N21 W11 N3 W7 S3 W2 S9$ N8 W5 S3 W2 S3 W2 $ E2 N3 E2 N3 E5 N1 E2 N3 E7 S3 E11 N25 W14$ E14 N12$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,310

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS