



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2														
Exterior Wall	05	AVERAGE 90	0900	01	2,062	118.6731	164.96	340,148	1990	1990	0	0	0	16.93	83.07	VALUATION SUMMARY													
Exterior Wall	20	FACE BRICK 10	1 SNGL FAM 100% - 2021										Heated Area: 1808					HX Base Yr 2021					STANDARD						
Roof Structure	03	GABLE/HIP 100															Tax Group: 2					Tax Dist:							
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE					282,561							
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					45,383							
Interior Floor	14	CARPET 80															TOTAL LAND VALUE - MARKET					180,000							
Interior Floor	08	SHT VINYL 20															TOTAL MARKET VALUE					507,944							
Air Condition	03	CENTRAL 100															SOH/AGL Deduction					209,092							
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE					298,852							
Bedrooms	3	100															TOTAL EXEMPTION VALUE					56,411							
Bathrooms	2	100															BASE TAXABLE VALUE					242,441							
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE					507,944							
Stories	1.	1. 100	NCON VALUE					0																					
Units	0	100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					464,103																					
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	1,808	100	1993	1,808	247,755																								
FGR	418	55	1993	230	31,518																								
FOP	28	30	1993	8	1,097																								
PTO	320	5	1993	16	2,192																								
TOTALS		2,574		2,062	282,561																								
EXTRA FEATURES										2168 WHITFIELD DR, FERNANDINA BEACH																			
L N	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240													
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1990	1990	04	85	42,500													
5	0940	SHEDS/PORT	0	100	0	0	160.00	SF	20.10	20.10	100	2000	2000	3	20	643													
TOTAL OB/XF 45,383																													
LAND DESCRIPTION																													
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	LAND VALUE												
1	000100	C	RES	100		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																													