LOT 14
IN OR 2238/429
LAKEWOOD #5 PB 5/380

FERRIS PAUL BRADLEY & DIANA
2118 WHITFIELD DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-143C-0014-0000

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

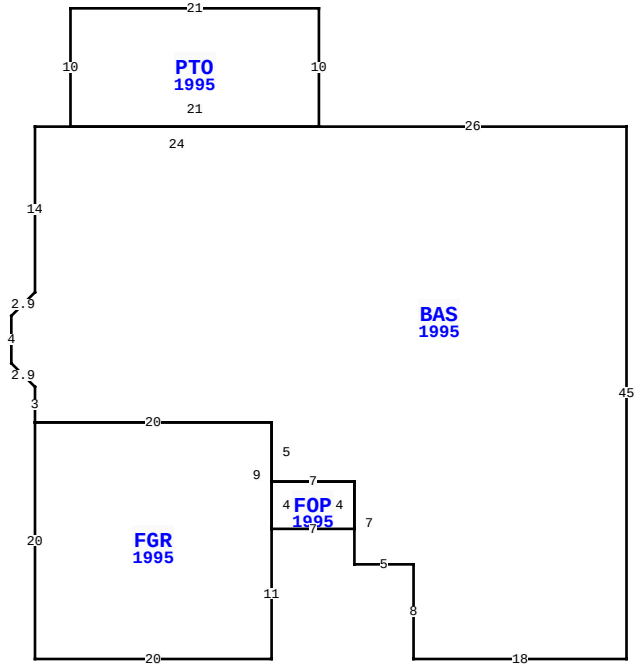
NEIGHBORHOOD/LOC 1046.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100	1995	1,717	256,642
FGR	400	55	1995	220	32,883
FOP	28	30	1995	8	1,196
PTO	210	5	1995	10	1,495
TOTALS	2,355			1,955	292,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,955	125.7732	174.82	341,773	1995	1995	0	0	0	14.50	85.50

1 SNGL FAM 100% - 1996 Heated Area: 1717 HX Base Yr 1996



2118 WHITFIELD DR, FERNANDINA BEACH

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/01/2025 MLU

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		292,216
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		474,806
SOH/AGL Deduction		326,171
ASSESSED VALUE		148,635
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,224
TOTAL JUST VALUE		474,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B8882	NEW CONSTR	74,235	02/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2238/0429	11/14/2018	QC	U	I	11	100
GRANTOR: FERRIS PAUL BRADLEY						
GRANTEE: FERRIS PAUL B & DIA						
0729/1168	5/15/1995	WD	Q	I		106,400
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: FERRIS PAUL BRADLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W26 PTO=[YR=1995] N10 W21 S10 E21 $ W24 S14 L2 D2 S4 R2 D2 S3 FGR=[YR=1995] S20 E20 N11 FOP=[YR=1995] E7N4 W7 S4 $ N9 W20 $ E20 S5 E7 S7 E5 S8 E18 N45 $.

LAND DESCRIPTION

TOTAL OB/XF 2,590

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	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