

LOT 15
IN OR 1435/1142
LAKEWOOD #5 PB 5/380

MAURER EMERICK J JR & ISMERIE E
2128 WHITFIELD DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-143C-0015-0000



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	08	SHT VINYL 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
BAS	1,554	100
FGR	410	55
FOP	40	30
USP	208	30
TOTALS	2,212	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,854	123.9700	172.32	319,481	1995	1995	0	0	0 14.50	85.50
1 SNGL FAM 100% - 2007 Heated Area: 1554 HX Base Yr 2007											
2128 WHITFIELD DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/01/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1		2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		273,156		
TOTAL MARKET OB/XF VALUE		300		
TOTAL LAND VALUE - MARKET		180,000		
TOTAL MARKET VALUE		453,456		
SOH/AGL Deduction		264,990		
ASSESSED VALUE		188,466		
TOTAL EXEMPTION VALUE		HX HB	51,411	
BASE TAXABLE VALUE		137,055		
TOTAL JUST VALUE		453,456		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		448,083		

EXTRA FEATURES										2128 WHITFIELD DR, FERNANDINA BEACH				INC DATE		AG DATE		08/01/2018		12/20/2018	
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				
3	1242	WD DECK A	0	100	0	0	150.00	SF	10.00	10.00	100	1998	1998	3	20	300					
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