LOT 1
LIGHTHOUSE CIRCLE SUB PB 3/49

HAAK KENNETH E & LYNN M
201 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1420-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

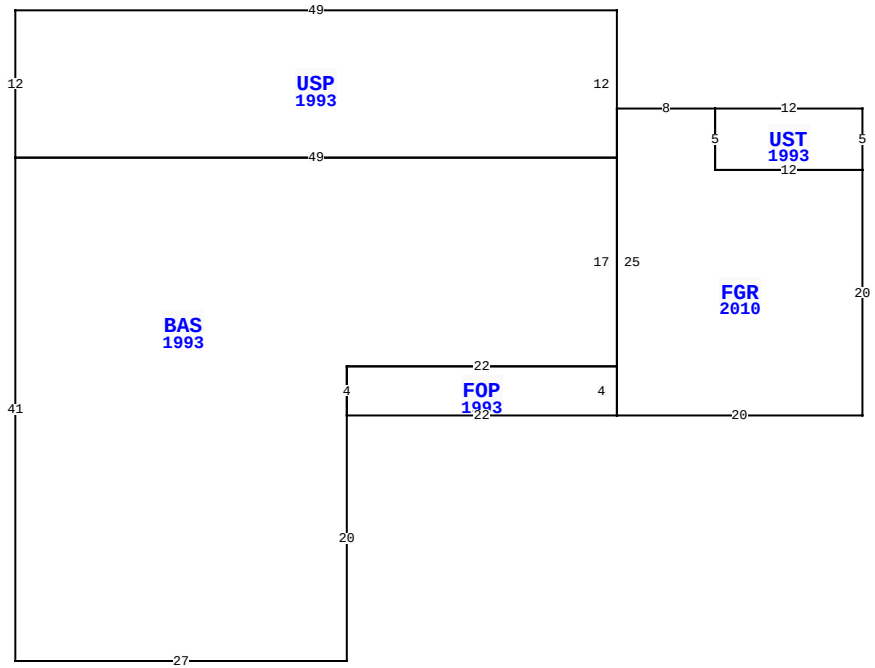
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,481	100	1,481	199,128
FGR	440	55	242	32,538
FOP	88	30	26	3,496
USP	588	30	176	23,664
UST	60	45	27	3,631
TOTALS	2,657		1,952	262,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,952	137.8762	163.73	319,601	1959	1998	0	0	0	17.88	82.12

1 SNGL FAM – 100% - 2023 Heated Area: 1481 HX Base Yr 2023



201 LIGHTHOUSE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		262,456
TOTAL MARKET OB/XF VALUE		10,632
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		673,088
SOH/AGL Deduction		0
ASSESSED VALUE		673,088
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		623,088
TOTAL JUST VALUE		673,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		657,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121163	INSTALL SEWER LIN	800	06/18/2012
20100967	REMODEL	6,000	06/10/2010
20100968	REMODEL	600	06/10/2010
20033021	ELEC OTHER	1,000	04/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2420/0378	12/21/2020	WD	Q	I	01	810,000
GRANTOR: FILLET-GENTRY TRUST						
GRANTEE: HAAK KENNETH E & LY						
1800/1283	7/02/2012	WD	U	I	11	100
GRANTOR: GENTRY FREDERICK J &						
GRANTEE: GENTRY FREDERICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S41 E27 N20 FOP=[YR=1993] E22 FGR=[YR=2010] E20 N20 UST=[YR=1993] N5 W12 S5E12$ W12 N5 W8 S25 $ N4 W22S4$ N4 E22 N17$ USP=[YR=1993] N12 W49 S12E49$.

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	0810	CONCRETE A	0	100	102	14	1,428.00	SF	6.50	6.50	100	1980	1980	3	35	3,249	
2	0810	CONCRETE A	0	100	285	3	855.00	SF	6.50	6.50	100	1980	1980	3	35	1,945	
3	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	2010	2010	3	92	574	
5	0462	ST/AL FNC	0	100	190	4	760.00	SF	10.00	10.00	100	2010	2010	3	64	4,864	

LAND DESCRIPTION

TOTAL OB/XF 10,632

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	000130	C	SFR WATER	100	0006	R-1	100.00	285.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 01/31/2017 BY DJ Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS