LOT 2
IN OR 1559/839
LIGHTHOUSE CIRCLE SUB PB 3/49

PALLAN DENNIS A EST
203 LIGHTHOUSE CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1420-0002-0000

BUILDING CHARACTERISTICS

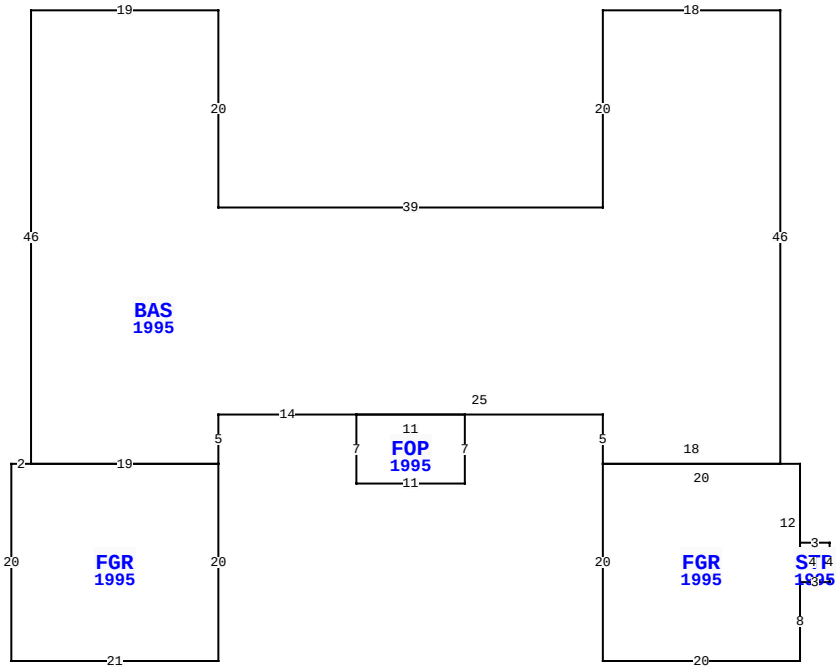
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,521	100	2,521	310,788
FGR	400	55	220	27,121
FGR	420	55	231	28,478
FOP	77	30	23	2,835
STP	12	10	1	124
TOTALS	3,430		2,996	369,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,996	120.0150	142.52	426,990	1995	1995	0	0	0	13.50	86.50

1 SNGL FAM – 0% - 2023 Heated Area: 2521 HX Base Yr



203 LIGHTHOUSE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	369,346
TOTAL MARKET OB/XF VALUE	42,641
TOTAL LAND VALUE - MARKET	400,000
TOTAL MARKET VALUE	811,987
SOH/AGL Deduction	0
ASSESSED VALUE	811,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	811,987
TOTAL JUST VALUE	811,987
NCON VALUE	411,988
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	765,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052893	REMODEL	2,000	10/20/2005
B8925	SWIM POOL	19,840	03/13/1995
B8895	NEW CONSTR	163,900	02/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/0839	4/03/2008	TD	U	I	01	100
GRANTOR: PALLAN DENNIS A & ETH						
GRANTEE: PALLAN DENNIS A & E						
1539/0267	12/04/2007	WD	U	I	01	100
GRANTOR: PALLAN DENNIS A & ETH						
GRANTEE: PALLAN DENNIS A & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W18 S20 W39 N20 W19 S46 FGR=[YR=1995] W2 S20 E21 N20 W19 $ E19 N5 E14 FOP=[YR=1995] S7 E11 N7 W11 $ E25 S5 FGR=[YR=1995] S20 E20 N8 STP=[YR=1995] E3 N4 W3 S4 $ N12 W20 $ E18 N46 $.

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	0861	POOL GUNIT	0	0	0	0	575.00	SF	85.00	85.00	100	1995	1995	3	20	9,775	
2	0845	KOOL DECK	0	0	0	0	974.00	SF	7.25	7.25	100	1995	1995	3	72	5,084	
3	0300	BOAT DCK W	0	0	0	0	673.00	SF	80.00	80.00	100	1995	1995	3	24	12,922	
4	0810	CONCRETE A	0	0	0	0	3,102.00	SF	6.50	6.50	100	1995	1995	3	72	14,517	
5	0350	CARPORT WD	0	0	20	10	200.00	SF	8.58	8.58	100	1995	1995	3	20	343	

LAND DESCRIPTION

TOTAL OB/XF 42,641

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	0			100.00	293.00	100.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	400,000							

REVIEW DATE 08/28/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 08/02/2023 BY SYS