LOT 9
IN OR 2300/287
LIGHTHOUSE CIRCLE SUB PB3/49

PYLE CHRISTOPHER J L/E/
217 LIGHTHOUSE CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1420-0009-0000

BUILDING CHARACTERISTICS

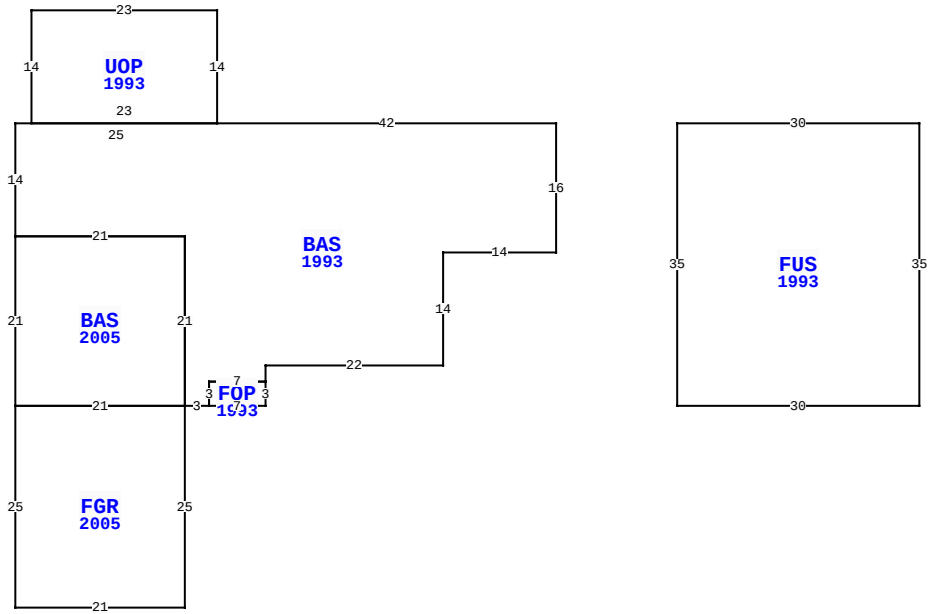
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 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	1,507	100	1,507	129,450
BAS	441	100	441	37,882
FGR	525	55	289	24,825
FOP	21	30	6	516
FUS	1,050	100	1,050	90,194
UOP	322	20	64	5,498
TOTALS	3,866		3,357	288,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,357	116.4996	105.14	352,955	1971	1990	0	0	0	18.30	81.70

1 SINGLE FAM – 100% - 2015 Heated Area: 2998 HX Base Yr 2015



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

217 LIGHTHOUSE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		288,364
TOTAL MARKET OB/XF VALUE		14,070
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		577,434
SOH/AGL Deduction		287,744
ASSESSED VALUE		289,690
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		234,690
TOTAL JUST VALUE		577,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060231	RE-ROOF	7,700	01/27/2006
20051428	DRIVEWAY	5,000	03/31/2005
20051481	H/AC FOR ADDITION	3,000	03/29/2005
20051396	ELEC FOR ADDITION	1,000	03/14/2005
20051328	CONNECT TO SEWER	1,000	03/01/2005
20051238	GARAGE ADDITION	25,000	02/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/0287	8/13/2019	LE	U	I	11	100
GRANTOR: PYLE CHRISTOPHER J						
GRANTEE: MEADOW FLAPJACK TRU						
2298/1951	8/13/2019	LE	U	I	11	100
GRANTOR: PYLE CHRISTOPHER J						
GRANTEE: PYLE CHRISTOPHER J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 UOP=[YR=1993] N14 W23 S14 E23 $ W25 S14
BAS=[YR=2005] S21 FGR=[YR=2005] S25 E21 N25 W21 $ E21 N21
W21 $ E21 S21 E3 FOP=[YR=1993] E7 N3 W7 S3 $ N3 E7 N2E22 N14
E14 N16 $ PTR= E15 FUS=[YR=1993] E30 S35 W30 N35 $ W15 $.

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	1971	1971	3	31.6	1,106	
2	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	100	1971	1971	3	23	155	
3	0810	CONCRETE A	0	100	0	0	2,265.00	SF	6.50	6.50	100	2005	2005	3	87	12,809	

LAND DESCRIPTION

TOTAL OB/XF 14,070

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	SFR	100	0006	R-1	120.00	165.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 07/20/2018 BY DJX Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS