LOT 11
LIGHTHOUSE CIRCLE SUB PB 3/49

COKER JAMES LARRY & NATASHA LYNNE
221 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1420-0011-0000

BUILDING CHARACTERISTICS

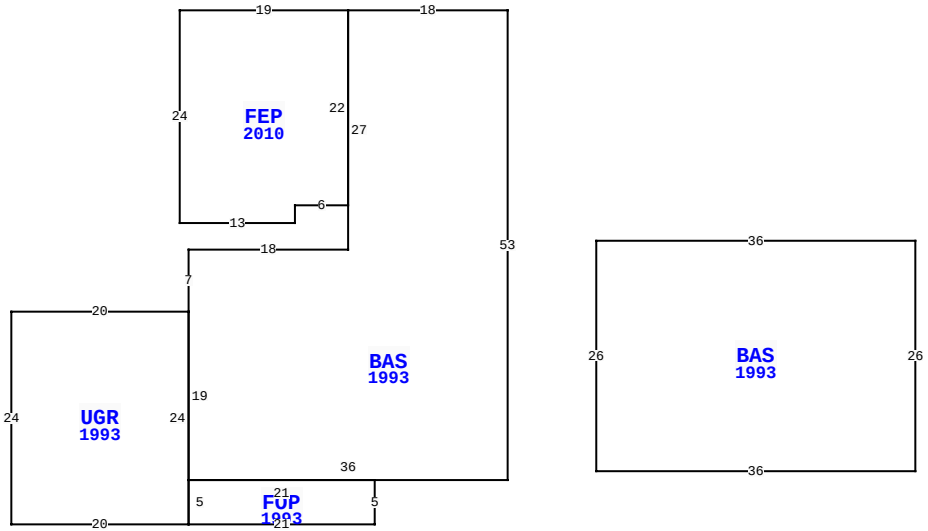
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	03	Quality Level 03
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	936	100	936	90,451
BAS	1,422	100	1,422	137,416
FEP	444	80	355	34,305
FOP	105	30	32	3,092
UGR	480	45	216	20,874
TOTALS	3,387		2,961	286,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,961	103.4000	122.79	363,581	1966	1985	0	0	0	21.30	78.70

1 SNGL FAM – 100% - 2021 Heated Area: 2358 HX Base Yr 2021



221 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		286,138
TOTAL MARKET OB/XF VALUE		4,588
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		565,726
SOH/AGL Deduction		263,454
ASSESSED VALUE		302,272
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,272
TOTAL JUST VALUE		565,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		445,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101335	H/AC	4,100	08/11/2010
20021113	REMODEL	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2320/1934	11/18/2019	WD	Q	I	01	361,000
GRANTOR: CURNUTTE WILLIAM D &						
GRANTEE: COKER JAMES LARRY &						
1583/0269	8/29/2008	QC	U	I	01	100
GRANTOR: CURNUTTE DONALD P & H						
GRANTEE: CURNUTTE WILLIAM D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W18 S27 W18 S7 S19 E36 N53 $
BAS=[YR=1993;ORIG=10,26] E36 S26 W36 N26 $
UGR=[YR=1993;ORIG=-36,34] W20 S24 E20 N24 $
FEP=[YR=2010;ORIG=-18,0] W19 S24 E13 N2 E6 N22 $
FOP=[YR=1993;ORIG=-36,58] E21 N5 W21 S5 $
PTR=[ORIG=0,0] E10 S26 N26 W10 $
.

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	0	0	1,175.00	SF	6.50	6.50	100	1966	1966	3	20	1,528	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1966	1966	3	29	580	
3	0511	GARAGE CB-	0	100	0	0	310.00	SF	40.00	40.00	100	1966	1966	3	20	2,480	

LAND DESCRIPTION

TOTAL OB/XF 4,588

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	150.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS