LOT 12
LIGHTHOUSE CIRCLE SUB PB 3/49

BEAN EILEEN B
2480 FOUNTAIN SPRINGS LANE
QUINCY, CA 95971

2023

00-00-31-1420-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

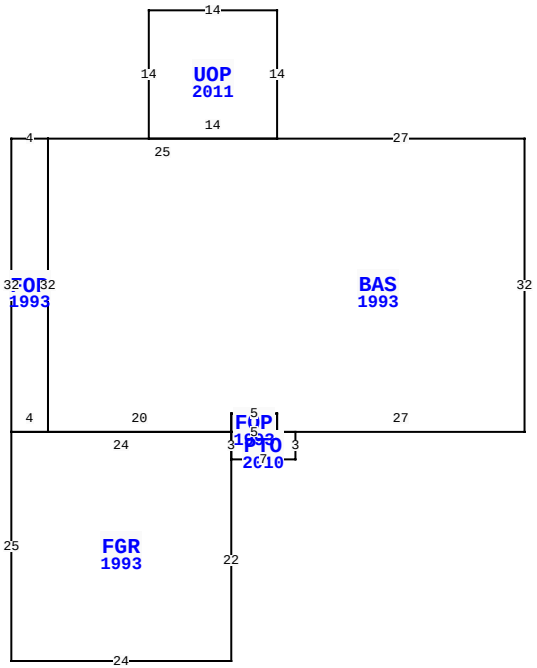
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,654	100	1,654	196,896
FGR	600	55	330	39,284
FOP	10	30	3	357
FOP	128	30	38	4,524
PTO	21	5	1	119
UOP	196	20	39	4,643
TOTALS	2,609		2,065	245,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,065	112.5726	133.68	276,049	1967	2003	0	0	0	10.95	89.05

1 SNGL FAM – 0% - 2023 Heated Area: 1654 HX Base Yr



223 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	245,822
TOTAL MARKET OB/XF VALUE	3,287
TOTAL LAND VALUE - MARKET	247,500
TOTAL MARKET VALUE	496,609
SOH/AGL Deduction	0
ASSESSED VALUE	496,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	496,609
TOTAL JUST VALUE	496,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111236	REMODEL	450	07/26/2011
20111235	REMODEL	400	07/26/2011
20111204	DEMOLITION	1,200	07/22/2011
20102013	REPAIR/RRF	7,800	11/22/2010
20091167	H/AC	3,500	08/31/2009
20041348	OTHER	0	07/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2578/0953	7/13/2022	WD	Q	I	02	660,000
GRANTOR: ACKERMAN MICHAEL L &						
GRANTEE: BEAN EILEEN B						
1739/1631	5/19/2011	TD	Q	I	02	183,000
GRANTOR: PETERS FREDERICK J JR						
GRANTEE: ACKERMAN MICHAEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=2011] N14W14S14 E14$ W25
FOP=[YR=1993] W4 S32 FGR=[YR=1993] S25 E24 N22PTO=[YR=2010]
E7 N3W2 FOP=[YR=1993] N2W5S2E5$ W5S3$ N3W24$ E4N32$
S32E20N2E5S2E27 N32$.

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	0	0	0	990.00	SF	6.50	6.50	100	1967	1967	3	20	1,287	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,287

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	0	0006	R-1	80.00	150.00	1.00	LT		1.00	1.00	0.90	275,000.00	247,500.00	247,500							

REVIEW DATE 08/18/2017 BY DJX Total Acres: 0.00 Total Land Value: 247,500 Market: 0 Agricultural: 0 Common: 247,500 PRINTED 08/02/2023 BY SYS