

LOT 13
IN OR 1275/144
LIGHTHOUSE CIRCLE SUB PB 3/49

MCLAUGHLIN TIMOTHY A/SULLIVAN CHARLENE L (H&W)
225 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1420-0013-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																									
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																							
Exterior Wall	10	ABOVE AVG 80								0900	01	1,799	119.4900	141.89	255,260	1999	1999	0	0	0	11.10	88.90	VALUATION BY																						
Exterior Wall	21	STONE 20								1 SNGL FAM - 100% - 2019										Heated Area: 1568										HX Base Yr 2019															
Roof Structure	08	IRREGULAR 100																		Tax Group: 2										Tax Dist:															
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										226,926															
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										9,841															
Interior Floo	07	CORK/VTILE 60																		TOTAL LAND VALUE - MARKET										247,500															
Interior Floo	14	CARPET 40																		TOTAL MARKET VALUE										484,267															
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										226,983															
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										257,284															
Bedrooms	3	100																		TOTAL EXEMPTION VALUE										HX HB 50,000															
Bathrooms	2	100																		BASE TAXABLE VALUE										207,284															
Frame	03	MASONRY 100																		TOTAL JUST VALUE										484,267															
Stories	1.	1. 100								NCON VALUE										0																									
Units	0	100								INCOME VALUE																																			
Occupancy	00	NONE 100								PREVIOUS YEAR MKT VALUE										402,428																									
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																						1,568	100	1,568	197,788																				
FGR																						336	55	185	23,336																				
FOP																						78	30	23	2,901																				
FOP																						78	30	23	2,901																				
TOTALS																						2,060		1,799	226,926																				
EXTRA FEATURES																						225 LIGHTHOUSE CIR, FERNANDINA BEACH																							
L N																						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	1999	1999	3	84	2,940								
2																						0819	CONC 12"	0	100	9	13	117.00	SF	9.50	9.50	100	1999	1999	3	79	878								
3																						0810	CONCRETE A	0	100	11	13	143.00	SF	6.50	6.50	100	1999	1999	3	79	734								
4																						0810	CONCRETE A	0	100	0	0	1,030.00	SF	6.50	6.50	100	1999	1999	3	79	5,289								
TOTAL OB/XF																						9,841																							
LAND DESCRIPTION																																													
L N																						USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-1A	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													