

LOT 15
IN OR 1066/962
LIGHTHOUSE CIRCLE SUB PB 3/49

LAFFEY MATTHEW/LAFFEY-KITCHINGS PAMELA
229 LIGHTHOUSE CR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1420-0015-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																																		
Exterior Wall	15	CONC BLOCK 80	0900	01	3,232	101.6232	120.68	390,038	1970	1980	0	0	22.62	77.38	VALUATION BY STANDARD																																		
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 100% - 2003										Heated Area: 2598										HX Base Yr 2003																										
Roof Structure	03	GABLE/HIP 100														VALUATION SUMMARY																																	
Roof Cover	03	COMP SHNGL 100														Tax Group: 2										Tax Dist:																							
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										301,811																							
Interior Floor	13	LVT/LAMMT 80														TOTAL MARKET OB/XF VALUE										12,385																							
Interior Floor	11	CLAY TILE 20														TOTAL LAND VALUE - MARKET										275,000																							
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										589,196																							
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										346,526																							
Bedrooms	5	100														ASSESSED VALUE										242,670																							
Bathrooms	3	100														TOTAL EXEMPTION VALUE										HX HB 50,000																							
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE										192,670																							
Stories	1.	1. 100	TOTAL JUST VALUE										589,196																																				
Units	0	100	NCON VALUE										0																																				
BUD8 Adjustme	02	DIST FB 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										461,134																										
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	1,670	100	1,670	155,949																																													
BAS	928	100	928	86,659																																													
FEP	256	80	205	19,143																																													
FGR	490	55	270	25,213																																													
FSP	252	40	101	9,432																																													
FSP	144	40	58	5,416																																													
TOTALS	3,740		3,232	301,811																																													
EXTRA FEATURES															229 LIGHTHOUSE CIR, FERNANDINA BEACH															BLD DATE										LGL DATE									
																														XF DATE										LAND DATE									
																														INC DATE										AG DATE									
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	0810	CONCRETE A	0	100	17	56	952.00	SF	6.50	6.50	100	1970	1970	3	22	1,361																																	
3	0810	CONCRETE A	0	100	0	0	459.00	SF	6.50	6.50	100	1970	1970	3	22	656																																	
6	0510	GARAGE WD-	0	100	12	21	252.00	SF	25.20	25.20	100	1996	1996	3	25	1,588																																	
7	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1996	1996	3	73	380																																	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800																																	
9	0810	CONCRETE A	0	100	12	53	636.00	SF	6.50	6.50	100	1996	1996	3	73	3,018																																	
10	0855	CONC PAVER	0	100	4	70	280.00	SF	7.00	7.00	100	2014	2014	3	95	1,862																																	
11	0600	SUMMER KIT	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	1996	1996	3	20	720																																	
LAND DESCRIPTION															TOTAL OB/XF 12,385																																		
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-1	130.00	150.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000																																
REVIEW DATE 05/30/2018 BY DJ Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS																																																	