

LOT 29  
IN OR 1709/1214  
LIGHTHOUSE CIRCLE REPLAT

WHITAKER ROBERT F LIVING TRUST/WHITAKER MELBA P TR  
222 LIGHTHOUSE CIR  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1440-0029-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 18 | CEMENT BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 04 | REIN CONC 100  |
| Stories                  |    | 1. 1. 100      |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

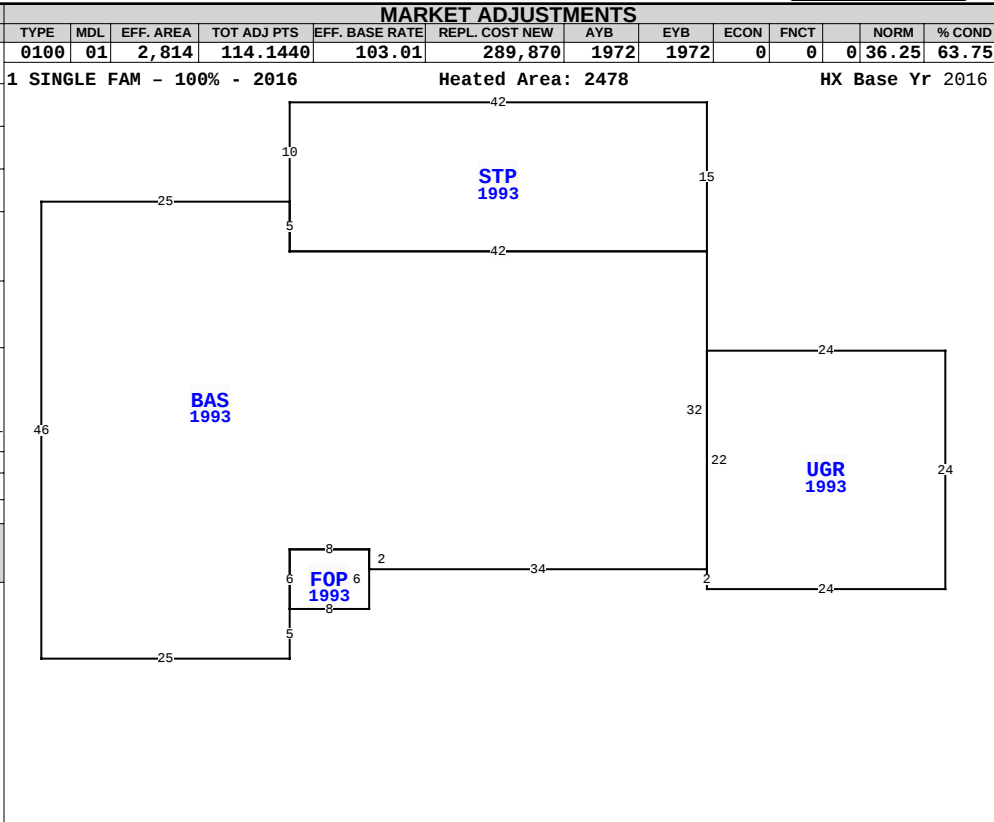
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,478            | 100         | 2,478        | 162,728              |
| FOP       | 48               | 30          | 14           | 919                  |
| STP       | 630              | 10          | 63           | 4,137                |
| UGR       | 576              | 45          | 259          | 17,009               |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,732 |  | 2,814 | 184,792 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |          |    |          |                |           |         |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0810       | CONCRETE A  | 0 100   | 48 | 21 | 1,008.00 | SF | 6.50     | 6.50           | 100       | 1972    |
| 2              | 0504       | FP-ELECTRI  | 0 100   | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 1972    |
| 4              | 0810       | CONCRETE A  | 0 100   | 80 | 3  | 240.00   | SF | 6.50     | 6.50           | 100       | 1972    |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 125.00 | 155.00 | 1.00        | LT        |     |



|                                      |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 222 LIGHTHOUSE CIR, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 2,586                    |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |             |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY         |  |  | PAGE 1 of 1 |
| VALUATION BY              |  |  | STANDARD    |
| Tax Group: 2              |  |  | Tax Dist:   |
| BUILDING MARKET VALUE     |  |  | 184,792     |
| TOTAL MARKET OB/XF VALUE  |  |  | 2,586       |
| TOTAL LAND VALUE - MARKET |  |  | 275,000     |
| TOTAL MARKET VALUE        |  |  | 462,378     |
| SOH/AGL Deduction         |  |  | 329,936     |
| ASSESSED VALUE            |  |  | 132,442     |
| TOTAL EXEMPTION VALUE     |  |  | 55,000      |
| BASE TAXABLE VALUE        |  |  | 77,442      |
| TOTAL JUST VALUE          |  |  | 462,378     |
| NCON VALUE                |  |  | 0           |
| INCOME VALUE              |  |  |             |
| PREVIOUS YEAR MKT VALUE   |  |  | 387,988     |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20052959   | REMODEL     | 2,000 | 11/03/2005 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1709/1214                      | 11/11/2010 | WD        | U   | I   | 30     | 100        |  |
| GRANTOR: WHITAKER ROBERT & MEL |            |           |     |     |        |            |  |
| GRANTEE: WHITAKER MELBA P &    |            |           |     |     |        |            |  |
| 1310/0264                      | 5/19/2005  | WD        | Q   | I   |        | 265,000    |  |
| GRANTOR: PANOS MARY R          |            |           |     |     |        |            |  |
| GRANTEE: WHITAKER ROBERT & M   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|
| STP=[YR=1993] W42 S10 BAS=[YR=1993] W25 S46 E25 N5             |  |  |  |  |  |  |  |
| FOP=[YR=1993] E8 N6 W8 S6 \$ N6 E8 S2 E34 UGR=[YR=1993] S2 E24 |  |  |  |  |  |  |  |
| N24 W24 S22\$ N32 W42 N5\$ S5 E42 N15\$ .                      |  |  |  |  |  |  |  |