

GIBSON TOM L & SUSAN M
204 LIGHTHOUSE CR
FERNANDINA BEACH, FL 32034

00-00-31-1440-0036-0000

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	VALUATION SUMMARY															
Exterior Wall		10	ABOVE AVG 100		0100	01	3,535	109.4310	98.76		349,117	1982	2000	0	0	10.50	89.50	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1 SINGLE FAM - 100% - 2018										Heated Area: 2746										HX Base Yr 2018									
Roof Cover		03	COMP SHNGL 80												BUILDING MARKET VALUE										312,460									
Roof Cover		12	MODULAR MT 20												TOTAL MARKET OB/XF VALUE										30,717									
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										275,000									
Interior Floo		14	CARPET 80												TOTAL MARKET VALUE										618,177									
Interior Floo		11	CLAY TILE 20												SOH/AGL Deduction										274,156									
Air Condition		03	CENTRAL 100		ASSESSED VALUE										344,021																			
Heating Type		04	AIR DUCTED 100		TOTAL EXEMPTION VALUE										HX HB																			
Bedrooms			5 100		BASE TAXABLE VALUE										294,021																			
Bathrooms			4 100		TOTAL JUST VALUE										618,177																			
Frame		02	WOOD FRAME 100		NCON VALUE										0																			
Stories		1.5	1.5 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										540,098																			
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	1,445	100	1,445	127,724																														
BAS	181	100	181	15,999																														
DCK	416	10	42	3,712																														
FGR	527	55	290	25,633																														
FOP	488	30	146	12,905																														
FSP	480	40	192	16,971																														
FST	216	55	119	10,518																														
FUS	1,120	100	1,120	98,997																														
TOTALS		4,873		3,535	312,460																													
EXTRA FEATURES					204 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	54	1,080																			
2	0810	CONCRETE A	0 100	0	0	240.00	SF	6.50	6.50	100	1982	1982	3	41	640																			
4	0810	CONCRETE A	0 100	0	0	1,160.00	SF	6.50	6.50	100	1985	1985	3	49.5	3,732																			
5	0810	CONCRETE A	0 100	0	0	392.00	SF	6.50	6.50	100	1993	1993	3	68	1,733																			
9	0861	POOL GUNIT	0 100	0	0	315.00	SF	63.75	63.75	100	2020	2020	3	95	19,077																			
10	0855	CONC PAVER	0 100	0	0	450.00	SF	10.00	10.00	100	2020	2020	3	99	4,455																			
TOTAL OB/XF 30,717																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	110.00	143.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000																	