

LOT 37
IN OR 1221/492
LIGHTHOUSE CIRCLE REPLAT

GRAHAM MICHAEL PATRICK
PO BOX 15382
FERNANDINA BEACH, FL 32035-3107

2023

00-00-31-1440-0037-0000



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	20	FACE BRICK 100	0100	01	2,442	124.9843	112.80	275,458	1999	1999	0	0	0	17.25	82.75	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2005													Heated Area: 2052 HX Base Yr 2005														
Roof Cover	03	COMP SHNGL 100														VALUATION SUMMARY														
Interior Wall	05	DRYWALL 100														Tax Group: 2 Tax Dist:														
Interior Floo	14	CARPET 70														BUILDING MARKET VALUE 227,941														
Interior Floo	11	CLAY TILE 30														TOTAL MARKET OB/XF VALUE 17,459														
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET 275,000														
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE 520,400														
Bedrooms	3	100														SOH/AGL Deduction 275,796														
Bathrooms	2	100														ASSESSED VALUE 244,604														
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE HX HB 50,000														
Stories	1.	1. 100														BASE TAXABLE VALUE 194,604														
Units	0	100	TOTAL JUST VALUE 520,400																											
Occupancy	00	NONE 100	NCON VALUE 0																											
			INCOME VALUE																											
			PREVIOUS YEAR MKT VALUE 437,462																											
Quality			06	Quality Level 06																										
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	2,052	100	2,052	191,538																										
FGR	650	55	358	33,416																										
FOP	108	30	32	2,987																										
TOTALS			2,810	2,442	227,941																									
EXTRA FEATURES					202 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														
3	0810	CONCRETE A	0	100	30	15	450.00	SF	6.50	6.50	100	1999	1999	3	79	2,311														
4	0810	CONCRETE A	0	100	0	0	2,284.00	SF	6.50	6.50	100	1999	1999	3	79	11,728														
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1999	1999	3	20	480														
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	135.00	140.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000													
REVIEW DATE 07/17/2018 BY DJX Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/02/2023 BY SYS																														