

LOT 6
IN OR 693 PG 591
LIGHTHOUSE LANE SUB PB 4/45

WILLIAMS CHARLES A JR & VICKIE
311 LIGHTHOUSE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1445-0006-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	12 CEDAR 60
Exterior Wall	16 WD FR STUC 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

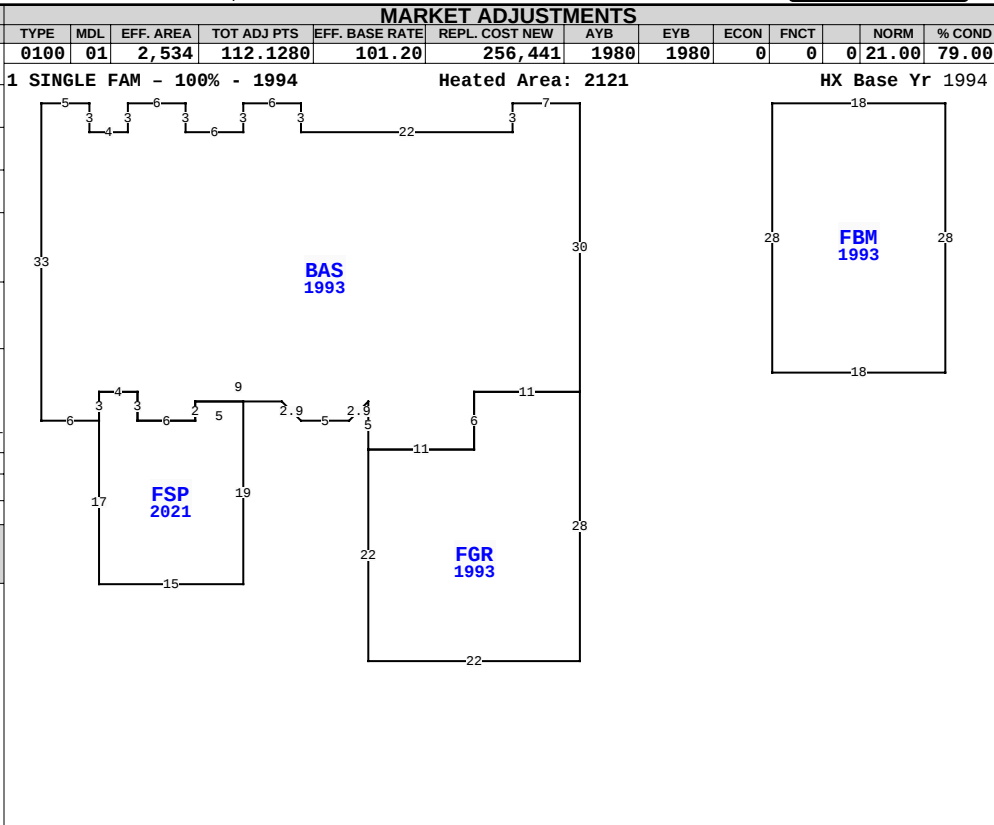
MAP NUM	MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,718	100	1,718	137,351
FBM	504	80	403	32,219
FGR	550	55	302	24,144
FSP	277	40	111	8,874

TOTALS	3,049	2,534	202,588
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EXTRA FEATURES	
L N	OB/XF CODE
2	0940 SHEDS/PORT
3	0855 CONC PAVER



311 LIGHTHOUSE LN, 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
2	0940	SHEDS/PORT	0 100	16	16	256.00	SF	30.00	30.00	100	2000	2000	3	20	1,536	
3	0855	CONC PAVER	0 100	0	0	372.00	SF	10.00	10.00	100	2021	2021	3	100	3,720	

LAND DESCRIPTION		TOTAL OB/XF 5,256														
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
1	000100	C	SFR	100			120.00	110.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			202,588
TOTAL MARKET OB/XF VALUE			5,256
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			432,844
SOH/AGL Deduction			246,458
ASSESSED VALUE			186,386
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			136,386
TOTAL JUST VALUE			432,844
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			381,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210999	ADDITION	0	02/12/2021
20101952	H/AC	6,000	11/10/2010

SALES DATA	
OFF RECORD Number	DATE
0693/0591	12/02/1993
GRANTOR: HICKS TERRY & FRANKIE	
GRANTEE: WILLIAMS CHARLES JR	
0295/0468	7/01/1979
GRANTOR:	
GRANTEE:	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W7 S3 W22 N3 W6 S3 W6 N3 W6 S3 W4 N3 W5 S33 E6	
FSP=[YR=2021] S17 E15 N19 W5 S2 W6 N3 W4 S3N3 E4S3 E6N2 E9	
D2 R2 E5 U2 R2 S5 FGR=[YR=1993] S22 E22 N28 W11 S6 W11E11	
N6E11 N30\$ PTR= E20 FBM=[YR=1993] E18 S28 W18 N28\$ W20\$.	