

LOT 7
LIGHTHOUSE LANE SUB PB 4/45

CHICHESTER TRACEY & ROBERT
315 LIGHTHOUSE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1445-0007-0000



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	19	COMMON BRK 100	0900	01	2,827	119.9040	142.39	402,537	1982	1982	0	0	0	30.00	70.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 2179									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	15	HARDTILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	4	100																							
Bathrooms	2	100																							
Frame	02	WOOD FRAME 100																							
Stories	2.	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	1,009	100	1,009	100,570																					
FGR	1,170	55	644	64,189																					
FOP	15	30	4	399																					
FUS	1,170	100	1,170	116,617																					
TOTALS			3,364	2,827	281,776																				
EXTRA FEATURES			315 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									
1	0810	CONCRETE A	0	0	0	260.00	SF	6.50	6.50	100	1982	1982	3	41	693										
2	0812	CONCRETE C	0	0	0	2,920.00	SF	4.00	4.00	100	1990	1990	3	62	7,242										
3	0510	GARAGE WD-	0	0	24	12	288.00	SF	35.00	100	2007	2007	3	52	5,242										
TOTAL OB/XF 13,177																									
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	0			96.00	120.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000								
REVIEW DATE 07/17/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																									