LOT 9
IN OR 1725/1731
LIGHTHOUSE LANE SUB PB 4/45

BOWERS LOUISE A
310 LIGHTHOUSE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1445-0009-0000

BUILDING CHARACTERISTICS

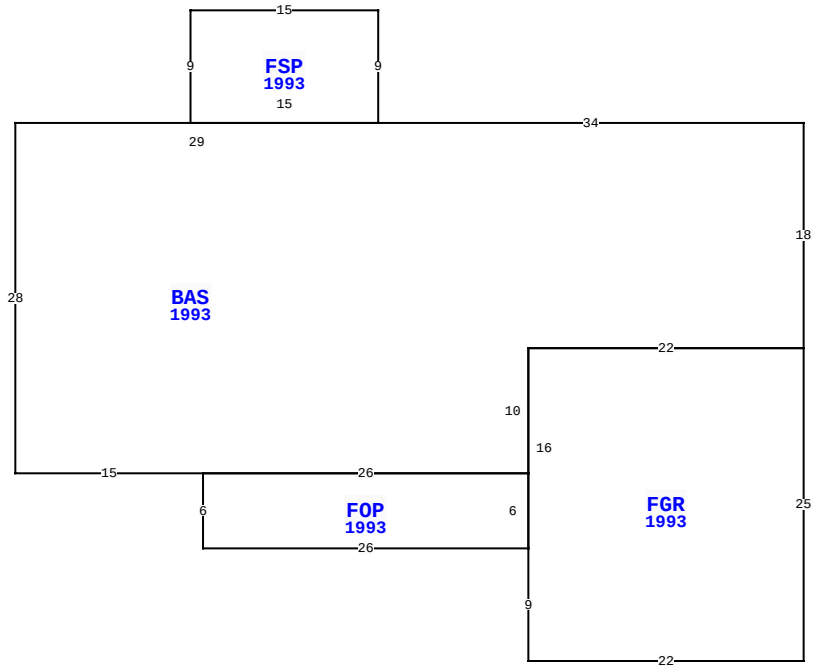
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	1,544	100	1,544	175,804
FGR	550	55	302	34,387
FOP	156	30	47	5,351
FSP	135	40	54	6,148
TOTALS	2,385		1,947	221,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,947	125.3420	148.84	289,791	1984	1994	0	0	0	23.50	76.50

1 SNGL FAM – 100% - 2000 Heated Area: 1544 HX Base Yr 2000



310 LIGHTHOUSE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		221,690
TOTAL MARKET OB/XF VALUE		4,749
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		451,439
SOH/AGL Deduction		298,093
ASSESSED VALUE		153,346
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		98,346
TOTAL JUST VALUE		451,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062042	DEMOLITION	0	09/01/2006
20041132	REPAIR/RRF	7,000	06/18/2004
B2985	NEW CONSTR	68,000	03/27/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2072/0537	8/19/2011	QC	U	I	11	100
GRANTOR: COMMANDEUR BRENDA & D						
GRANTEE: BOWERS LOUISE A						
1725/1731	2/09/2011	QC	U	I	11	100
GRANTOR: BOWERS LOUISE A						
GRANTEE: COMMANDEUR BRENDA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 FSP=[YR=1993] N9 W15 S9 E15$ W29 S28 E15 FOP=[YR=1993] S6 E26 FGR=[YR=1993] S9 E22 N25 W22 S16 $ N6 W26$ E26 N10 E22 N18$.

EXTRA FEATURES

LN	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	100	0	0	890.00	SF	6.50	6.50	100	1984	1984	3	47	2,719	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 4,749

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			100.00	110.00	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