

WHITAKER MELBA P LIVING TRUST/WHITAKER MELBA P TRU
222 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

00-00-31-114A-0071-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

TOTALS

1,008

893

61,539

EXTRA FEATURES

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 1242 WD DECK A 0 0 18 8 144.00 SF 10.00 10.00 100 1991 1991 3 20 288

2 1123 CB 8" 0 0 0 0 451.00 SF 6.15 6.15 100 1960 1960 3 20 555

3 0811 CONCRETE B 0 0 0 0 281.00 SF 5.20 5.20 100 2003 2003 3 83 1,213

4 1242 WD DECK A 0 0 24 5 120.00 SF 10.00 10.00 100 1991 1991 3 20 240

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 0 R-2 50.00 110.00 50.00 FF 1.00 1.00 0.96 7,000.00 6,720.00 336,000

REVIEW DATE

01/06/2023

BY

TWA

Total Acres:

0.00

Total Land Value:

336,000

Market:

0

Agricultural:

0

Common:

336,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 893 88.9920 111.24 99,337 1940 1955 0 0 38.05 61.95

Heated Area: 720 HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

03/20/2024 MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 61,539

TOTAL MARKET OB/XF VALUE 2,296

TOTAL LAND VALUE - MARKET 336,000

TOTAL MARKET VALUE 399,835

SOH/AGL Deduction 28,740

ASSESSED VALUE 371,095

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 371,095

TOTAL JUST VALUE 399,835

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 373,198

SUBAREA MARKET VALUE

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 720 100 720 49,618

UEP 96 60 58 3,997

UEP 192 60 115 7,925

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

1735/0405 4/11/2011 WD U I 11 100

GRANTOR: WHITAKER MELBA P

GRANTEE: WHITAKER MELBA P &

0421/0222 5/01/1984 MS U I 100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S30 UEP=[YR=1993] S8 E24 N8W24\$ E24 N30\$
UEP=[YR=1993] N8 W12 S8E12\$.

QUALITY

03 Quality Level 03

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1058.00

Diagram Labels

Basement (BAS) 1993

Upper Level (UEP) 1993

Dimensions: 24x30