

HAAK KENNETH E & LYNN M
201 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

00-00-31-1420-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

19COMMON BRK 70
05AVERAGE 30
03GABLE/HIP 100
03COMP SHNGL 100
03PLASTER 100
12HARDWOOD 100
03CENTRAL 100
04AIR DUCTED 100

3 100
2 100
03MASONRY 100

1. 1. 100
0 100
02DIST FB 100
00NONE 100

Quality05

Quality Level 05

DOR CODE0100

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

1,481

100

1,481

207,901

FGR

440

55

242

33,972

FOP

88

30

26

3,650

USP

588

30

176

24,707

UST

60

45

27

3,790

TOTALS

2,657

1,952

274,020

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

0810

CONCRETE A

0 100

102

14

1,428.00

SF

6.50

6.50

100

1980

1980

3

32.5

3,017

2

0810

CONCRETE A

0 100

285

3

855.00

SF

6.50

6.50

100

1980

1980

3

32.5

1,806

3

0810

CONCRETE A

0 100

32

3

96.00

SF

6.50

6.50

100

2010

2010

3

91

568

4

0462

ST/AL FNC

0 100

190

4

760.00

SF

10.00

10.00

100

2010

2010

3

60

4,560

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000130

C

SFR WATER

100

0006

R-1

100.00

285.00

100.00

FF

1.00

1.00

1.00

6,500.00

6,500.00

650,000

REVIEW DATE

01/22/2024

BY

KBA

Total Acres:

0.00

Total Land Value:

650,000

Market:

0

Agricultural:

0

Common:

650,000

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,952

137.8762

172.35

336,427

1959

1998

0

0

18.55

81.45

1 SNGL FAM - 100% - 2023

Heated Area: 1481

HX Base Yr 2023

49

12

8

12

5

12

5

12

4

22

4

20

20

27

41

20

17

25

USP

1993

UST

1993

FGR

2010

FOP

1993

BAS

1993

VALUATION BY

STANDARD

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

274,020

TOTAL MARKET OB/XF VALUE

9,951

TOTAL LAND VALUE - MARKET

650,000

TOTAL MARKET VALUE

933,971

SOH/AGL Deduction

240,690

ASSESSED VALUE

693,281

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

643,281

TOTAL JUST VALUE

933,971

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

673,088

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20121163

INSTALL SEWER LIN

800

06/18/2012

20100967

REMODEL

6,000

06/10/2010

20100968

REMODEL

600

06/10/2010

20033021

ELEC OTHER

1,000

04/29/2003

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U / I

V I / I

RSN CD

SALE PRICE

2420/0378

12/21/2020

WD Q

I I

01

810,000

GRANTOR: FILLET-GENTRY TRUST

GRANTEE: HAAK KENNETH E & LY

1800/1283

7/02/2012

WD U

I I

11

100

GRANTOR: GENTRY FREDERICK J &

GRANTEE: GENTRY FREDERICK J

BUILDING NOTES

BAS=[YR=1993] W49 S41 E27 N20 FOP=[YR=1993] E22 FGR=[YR=2010]
E20 N20 UST=[YR=1993] N5 W12 S5E12\$ W12 N5 W8 S25 \$ N4 W22S4\$
N4 E22 N17\$ USP=[YR=1993] N12 W49 S12E49\$.