

LOT 3
IN OR 788/1452
LIGHTHOUSE CIRCLE SUB PB 3/49

STEGER SUSAN H
205 LIGHTHOUSE CR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1420-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	04	Quality Level 04
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	2,216	100	2,216	271,422
FGR	624	55	343	42,011
FOP	84	30	25	3,063
FOP	354	30	106	12,983
FUS	1,122	100	1,122	137,426

TOTALS	4,400		3,812	466,904
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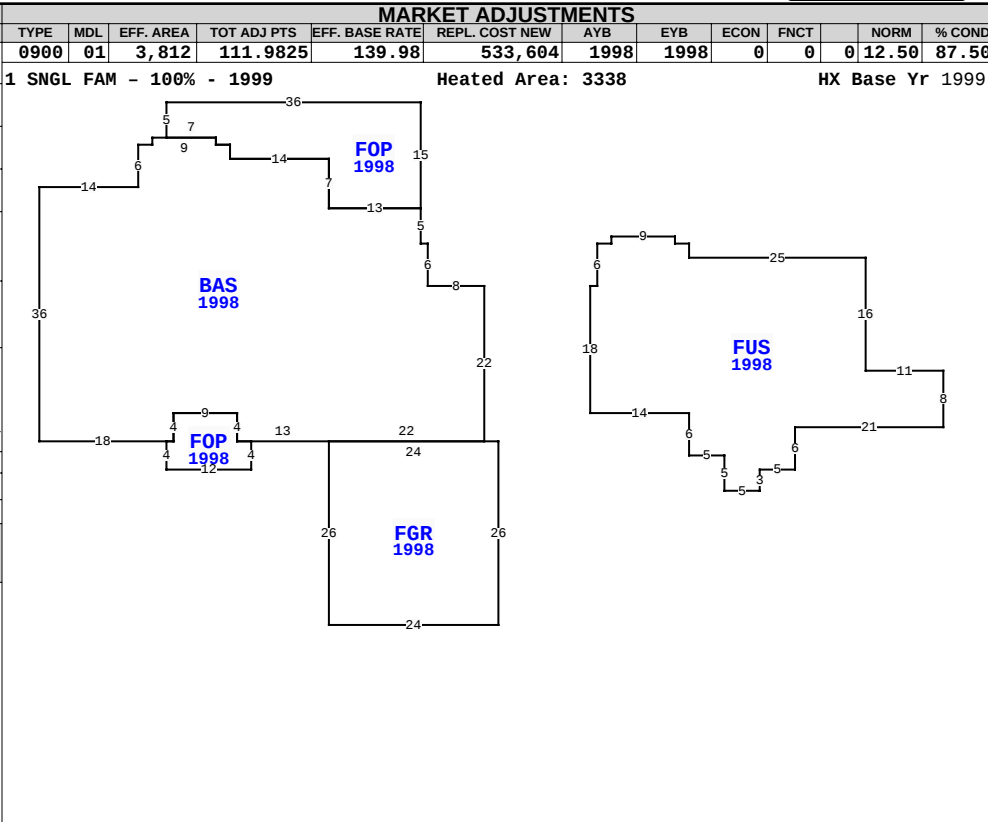
EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0819	CONC 12"	0 100	4	6	24.00	SF	9.50	9.50	100	1998	1998	3	75	171	
3	0810	CONCRETE A	0 100	0	0	2,193.00	SF	6.50	6.50	100	1998	1998	3	75	10,691	
4	0300	BOAT DCK W	0 100	4	149	596.00	SF	40.00	40.00	100	1995	1995	3	23	5,483	
5	0300	BOAT DCK W	0 100	16	10	160.00	SF	40.00	40.00	100	1995	1995	3	23	1,472	
6	0311	WD GANG WY	0 100	0	0	20.00	SF	45.00	45.00	100	1995	1995	3	20	180	
7	0303	FLT DOCK W	0 100	8	20	160.00	SF	26.00	26.00	100	1995	1995	3	23	957	
8	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	400	

LAND DESCRIPTION		
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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	000130	C	SFR WATER	100		R-1	100.00	290.00	100.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	650,000							

REVIEW DATE	05/12/2019	BY	KBA
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205 LIGHTHOUSE CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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REVIEW DATE	05/12/2019	BY	KBA
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		466,904	
TOTAL MARKET OB/XF VALUE		22,189	
TOTAL LAND VALUE - MARKET		650,000	
TOTAL MARKET VALUE		1,139,093	
SOH/AGL Deduction		636,942	
ASSESSED VALUE		502,151	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		452,151	
TOTAL JUST VALUE		1,139,093	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		868,983	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10654B	NEW CONSTR	250,000	08/18/1997

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD
0788/1452	3/31/1997	WD Q	V
GRANTOR: HARDEE SUZANNE D			SALE PRICE
GRANTEE: STEGER SUSAN H			94,000

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1998] W8 N6 W1 N5 FOP=[YR=1998] N15 W36 S5 E7 S1 E2 S2 E14 S7 E13 \$ W13 N7 W14 N2 W2 N1 W9 S1 W2 S6 W14 S36 E18 FOP=[YR=1998] S4 E12 N4 W2 N4 W9 S4 W1 \$ E1 N4 E9 S4 E13 FGR=[YR=1998] S26 E24 N26 W24 \$ E22 N22 \$ PTR= E15 FUS=[YR=1998] E1 N6 E2 N1 E9 S1 E2 S2 E25 S16 E11 S8 W21 S6 W5 S3 W5 N5 W5 N6 W14 N18 \$ W15 \$.			