

LOT 5
IN OR 2219/1179
LIGHTHOUSE CIRCLE SUB PB 3/49

JOYCE BILLY MARK
209 LIGHTHOUSE CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1420-0005-0000



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	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

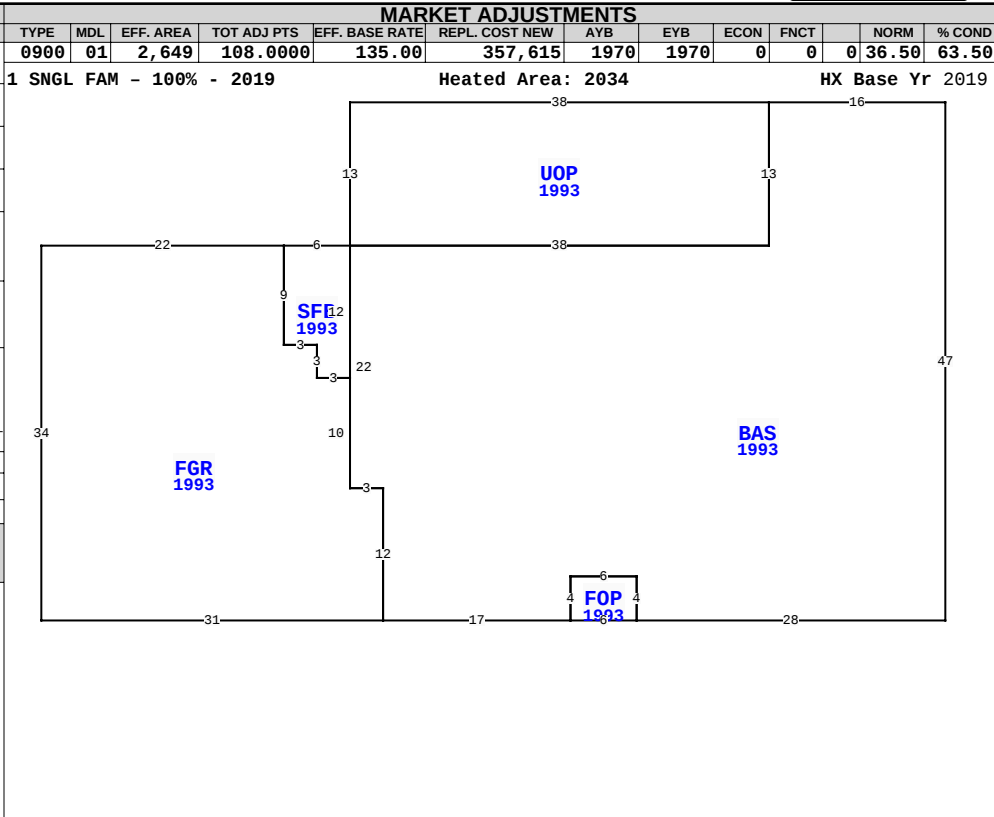
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	170,078
FGR	925	55	509	43,634
FOP	24	30	7	600
SFB	63	80	50	4,286
UOP	494	20	99	8,487

TOTALS	3,490		2,649	227,086
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0810	CONCRETE A	0	100	56	16	896.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	13	17	221.00	SF	6.50	6.50	
5	0810	CONCRETE A	0	100	200	9	1,800.00	SF	6.50	6.50	
8	0300	BOAT DCK W	0	100	0	0	565.00	SF	40.00	40.00	
9	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	
10	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	
11	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	
12	0855	CONC PAVER	0	100	0	0	770.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000130	C	SFR WATER	100		R-1	100.00	270.00	100.00	FF	

REVIEW DATE 02/27/2024 BY TWA



209 LIGHTHOUSE CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
2	0810	CONCRETE A	0	100	56	16	896.00	SF	6.50	6.50	100	1970	1970	3	21	1,223	
3	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1970	1970	3	21	143	
4	0810	CONCRETE A	0	100	13	17	221.00	SF	6.50	6.50	100	1970	1970	3	21	302	
5	0810	CONCRETE A	0	100	200	9	1,800.00	SF	6.50	6.50	100	1980	1980	3	32.5	3,803	
8	0300	BOAT DCK W	0	100	0	0	565.00	SF	40.00	40.00	100	2024	2018		87	19,662	
9	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2024	2018		82	1,886	
10	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2024	2018		87	4,524	
11	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2024	2018		82	1,640	
12	0855	CONC PAVER	0	100	0	0	770.00	SF	10.00	10.00	100	2024	2022		100	7,700	

TOTAL OB/XF											
40,883											

Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						227,086					
TOTAL MARKET OB/XF VALUE						40,883					
TOTAL LAND VALUE - MARKET						650,000					
TOTAL MARKET VALUE						917,969					
SOH/AGL Deduction						501,188					
ASSESSED VALUE						416,781					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						366,781					
TOTAL JUST VALUE						917,969					
NCON VALUE						33,716					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						624,968					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091630	REMODEL	2,624	12/01/2009
20090698	REPAIR/RRF	2,400	06/04/2009
20071934	ADDITION	4,750	10/12/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2219/1179	8/17/2018	WD	U	I	30	100,000	
GRANTOR: JOYCE MARK & KAREN JO							
GRANTEE: JOYCE BILLY MARK							
2192/1066	3/05/2018	FJ	U	I	11	0	
GRANTOR: FREEMAN FAYE EST							
GRANTEE: JOYCE MARK & KAREN							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W16 UOP=[YR=1993] W38 S13 SFB=[YR=1993] W6 FGR=[YR=1993] W22 S34 E31 N12 W3 N10 W3 N3 W3 N9 \$ S9 E3 S3 E3 N12 \$ E38 N13 \$ S13 W38 S22 E3 S12 E17 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 E6 S4 E28 N47 \$.											