

LOT 8
IN OR 904/1764
LIGHTHOUSE CIRCLE SUB PB 3/49

TIFFIN JAMES LOUIS & SUSAN R
837 E LOWER SPRINGBORO ROAD
SPRINGBORO, OH 45066-9388

2024

00-00-31-1420-0008-0000



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 80
Interior Wall	06	CUST PANEL 20
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
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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	1,265	100	1,265	96,939
FOP	36	30	11	843
FST	80	55	44	3,372
FUS	1,125	100	1,125	86,211
UGR	506	45	228	17,472
TOTALS	3,012		2,673	204,837

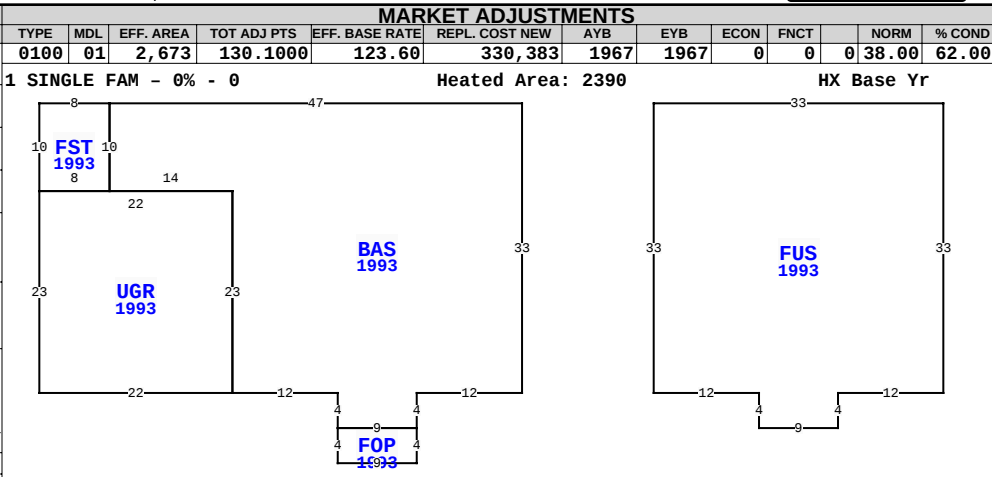
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	26	24			624.00	SF	6.50				811	
2	0810	CONCRETE A	0	0	9	23			207.00	SF	6.50				269	
3	1242	WD DECK A	0	0	49	8			392.00	SF	10.00				784	
4	0500	FP-PRE FAB	0	0	0	0			1.00	UT	3,500.00				2,695	
5	1241	WD DECK G	0	0	41	7			287.00	UT	14.95				987	

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	000100	C	SFR	0		R-1	100.00	175.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE	05/12/2019	BY	KBA
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215 LIGHTHOUSE CIR, FERNANDINA BEACH

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

TOTAL OB/XF	5,546
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LAND DESCRIPTION	
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REVIEW DATE	05/12/2019	BY	KBA
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Total Acres:	0.00	Total Land Value:	275,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY										STANDARD	

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	204,837
TOTAL MARKET OB/XF VALUE	5,546
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	485,383
SOH/AGL Deduction	89,435
ASSESSED VALUE	395,948
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,948
TOTAL JUST VALUE	485,383
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	476,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5923	REMODEL	5,000	04/16/1990

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0904/1764	10/26/1999	WD	Q	I		200,000

SALES DATA						
GRANTOR: GARVIN VICTOR & MARTH						
GRANTEE: TIFFIN JAMES LOUIS						
0821/0261	1/30/1998	WD	U	I		180,000
GRANTOR: HARRIS DAVID O & MARY						
GRANTEE: GARVIN VICTOR & MAR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W47 FST=[YR=1993] W8 S10 UGR=[YR=1993] S23 E22 N23 W22 \$ E8 N10 \$ S10 E14 S23 E12 S4 FOP=[YR=1993] S4 E9 N4 W9 \$ E9 N4 E12 N33 \$ PTR= E15 FUS=[YR=1993] E33 S33 W12 S4 W9 N4 W12 N33 \$ W15 \$.

REVIEW DATE	05/12/2019	BY	KBA
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Total Acres:	0.00	Total Land Value:	275,000	Market:	0	Agricultural:	0	Common:	275,000
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