

LOT 9
IN OR 2300/287
LIGHTHOUSE CIRCLE SUB PB3/49

PYLE CHRISTOPHER J L/E/
217 LIGHTHOUSE CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1420-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	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	1,507	100	1,507	135,709
BAS	441	100	441	39,713
FGR	525	55	289	26,025
FOP	21	30	6	540
FUS	1,050	100	1,050	94,555
UOP	322	20	64	5,763

TOTALS	3,866		3,357	302,305
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	26	4	104.00	SF	6.50	
3	0810	CONCRETE A	0 100	0	0	2,265.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100	0006	R-1	120.00	165.00	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,357	116.4996	110.67	371,519	1971	1990	0	0
1 SINGLE FAM - 100% - 2015									
Heated Area: 2998									
HX Base Yr 2015									

TOTAL OB/XF									
13,902									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					302,305				
TOTAL MARKET OB/XF VALUE					13,902				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					591,207				
SOH/AGL Deduction					292,826				
ASSESSED VALUE					298,381				
TOTAL EXEMPTION VALUE					HX HB VX 55,000				
BASE TAXABLE VALUE					243,381				
TOTAL JUST VALUE					591,207				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					577,434				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060231	RE - ROOF	7,700	01/27/2006
20051428	DRIVEWAY	5,000	03/31/2005
20051481	H/AC FOR ADDITION	3,000	03/29/2005
20051396	ELEC FOR ADDITION	1,000	03/14/2005
20051328	CONNECT TO SEWER	1,000	03/01/2005
20051238	GARAGE ADDITION	25,000	02/14/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2300/0287	8/13/2019	LE	U	I	11	100	
GRANTOR: PYLE CHRISTOPHER J							
GRANTEE: MEADOW FLAPJACK TRU							
2298/1951	8/13/2019	LE	U	I	11	100	
GRANTOR: PYLE CHRISTOPHER J							
GRANTEE: PYLE CHRISTOPHER J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W42 UOP=[YR=1993] N14 W23 S14 E23 \$ W25 S14 BAS=[YR=2005] S21 FGR=[YR=2005] S25 E21 N25 W21 \$ E21 N21 W21 \$ E21 S21 E3 FOP=[YR=1993] E7 N3 W7 S3 \$ N3 E7 N2E22 N14 E14 N16 \$ PTR= E15 FUS=[YR=1993] E30 S35 W30 N35 \$ W15 \$.									