

LOT 10  
IN OR 1561/1801  
LIGHTHOUSE CIRCLE SUB

THOMAS MICHAEL RAY  
219 LIGHTHOUSE CR  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1420-0010-0000



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 10  | ABOVE AVG 100  |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floo            | 11  | CLAY TILE 50   |
| Interior Floo            | 12  | HARDWOOD 50    |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 3 100          |
| Bathrooms                |     | 3 100          |
| Frame                    | 03  | MASONRY 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      |
| NEIGHBORHOOD/LOC | 1007.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,039            | 100         | 1,039        | 138,401              |
| BAS       | 736              | 100         | 736          | 98,040               |
| DCK       | 303              | 10          | 30           | 3,996                |
| FGR       | 475              | 55          | 261          | 34,766               |
| FOP       | 50               | 30          | 15           | 1,998                |
| FOP       | 506              | 30          | 152          | 20,247               |
| FUS       | 750              | 100         | 750          | 99,904               |
| STP       | 10               | 10          | 1            | 134                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,869 |  | 2,984 | 397,486 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |          |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|----------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 779.00   | SF | 7.00  | 7.00           | 100       | 2013    |
| 2              | 0855       | CONC PAVER  | 0 100   | 0  | 0  | 1,435.00 | SF | 7.00  | 7.00           | 100       | 2013    |
| 3              | 0462       | ST/AL FNC   | 0 100   | 0  | 0  | 240.00   | SF | 10.00 | 10.00          | 100       | 2013    |
| 4              | 0940       | SHEDS/PORT  | 0 100   | 24 | 12 | 288.00   | SF | 30.00 | 30.00          | 100       | 2013    |

| LAND DESCRIPTION |          |     |                      |     |      |          |        |        |             |           |     |
|------------------|----------|-----|----------------------|-----|------|----------|--------|--------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | R-1      | 100.00 | 180.00 | 1.00        | LT        |     |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                       | 01  | 2,984     | 116.4660    | 145.58         | 434,411        | 1961 | 2005 | 0    | 0    | 8.50 | 91.50  |
| 1 SNGL FAM - 100% - 2009 Heated Area: 2525 HX Base Yr 2009 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |

|                                      |    |       |                |           |         |             |   |        |                 |       |
|--------------------------------------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 219 LIGHTHOUSE CIR, FERNANDINA BEACH |    |       |                | BLD DATE  |         |             |   |        | LGL DATE        |       |
|                                      |    |       |                | XF DATE   |         |             |   |        | LAND DATE       |       |
|                                      |    |       |                | INC DATE  |         |             |   |        | AG DATE         |       |
| UNITS                                | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 779.00                               | SF | 7.00  | 7.00           | 100       | 2013    | 2013        | 3 | 94     | 5,126           |       |
| 1,435.00                             | SF | 7.00  | 7.00           | 100       | 2013    | 2013        | 3 | 94     | 9,442           |       |
| 240.00                               | SF | 10.00 | 10.00          | 100       | 2013    | 2013        | 3 | 71     | 1,704           |       |
| 288.00                               | SF | 30.00 | 30.00          | 100       | 2013    | 2013        | 3 | 60     | 5,184           |       |
|                                      |    |       |                |           |         |             |   |        |                 |       |
|                                      |    |       |                |           |         |             |   |        |                 |       |
|                                      |    |       |                |           |         |             |   |        |                 |       |
|                                      |    |       |                |           |         |             |   |        |                 |       |
|                                      |    |       |                |           |         |             |   |        |                 |       |
|                                      |    |       |                |           |         |             |   |        |                 |       |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 2              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 397,486     |        |
| TOTAL MARKET OB/XF VALUE  |  | 21,456      |        |
| TOTAL LAND VALUE - MARKET |  | 275,000     |        |
| TOTAL MARKET VALUE        |  | 693,942     |        |
| SOH/AGL Deduction         |  | 457,581     |        |
| ASSESSED VALUE            |  | 236,361     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 186,361     |        |
| TOTAL JUST VALUE          |  | 693,942     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 676,811     |        |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 20132712   | ALUMFNC           | 0       | 12/02/2013 |
| 20131551   | PAVERS            | 0       | 07/03/2013 |
| 20121888   | FIXTURES FOR ADDI | 7,000   | 09/12/2012 |
| 20121441   | ADDITION          | 186,000 | 07/18/2012 |
| 20121442   | ROOF FOR ADDITION | 8,000   | 07/18/2012 |
| 20112121   | REWIRE & ADDITION | 600     | 11/23/2011 |

| SALES DATA                  |           |              |        |        |           |               |  |  |  |
|-----------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number        | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1561/1801                   | 4/17/2008 | WD           | Q      | I      |           | 242,500       |  |  |  |
| GRANTOR: SNEDAKER REES A    |           |              |        |        |           |               |  |  |  |
| GRANTEE: THOMAS MICHAEL RAY |           |              |        |        |           |               |  |  |  |
| 0317/0740                   | 7/01/1980 | WD           | Q      | I      |           | 58,000        |  |  |  |
| GRANTOR:                    |           |              |        |        |           |               |  |  |  |
| GRANTEE:                    |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES                                                                                                                                                                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
|                                                                                                                                                                                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2013] W14 FOP=[YR=2013] N15 DCK=[YR=2013] N6 U9 L6 W16 S15 E22\$ W22 N15 W11 BAS=[YR=2013] W16 N2 W9 S13 D2 L2 S4 D2 R2 E4 S11 E10 BAS=[YR=1993] S15 E9 S10 E10 FOP=[YR=2013] S5 STP=[YR=2013] S1 E10 N1 W10\$ E10 N5 W10\$ E20 N25 W14 N11 W14 S11 W11\$ E11 N30\$ S19 E14 S11 E19\$ W5 S25 E19 N25\$ PTR=E20 FUS=[YR=1993] E30 S25 W30 N25\$ W20\$. |  |  |  |  |  |  |  |  |  |  |  |