LOT 45
IN OR 1237/4
LAKEWOOD #4 PB 5/245

JOYCE BILLY MARK
209 LIGHTHOUSE CIRCLE
FERNANDINA BEACH, FL 32034

2024

00-00-31-143B-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

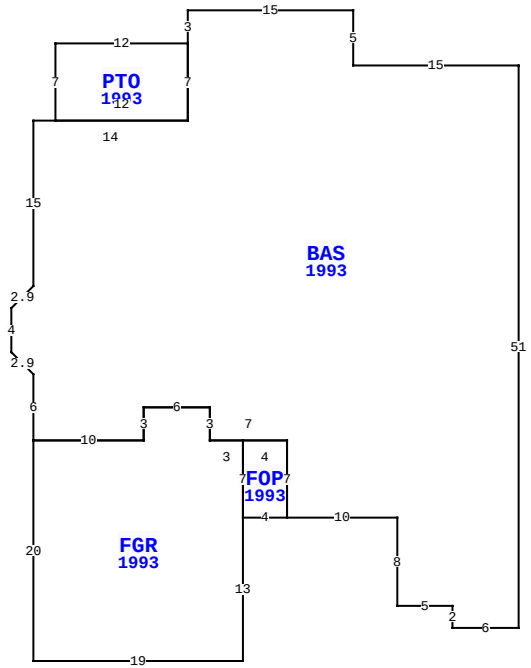
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1046.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	1,742	211,503
FGR	398	55	219	26,590
FOP	28	30	8	972
PTO	84	5	4	485
TOTALS	2,252		1,973	239,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,973	114.2680	142.84	281,823	1992	1992	0	0	0	15.00	85.00

1 SNGL FAM – 0% - 0 Heated Area: 1742 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

2150 CAPTAIN KIDD DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	239,550
TOTAL MARKET OB/XF VALUE	2,323
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	416,873
SOH/AGL Deduction	88,505
ASSESSED VALUE	328,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,368
TOTAL JUST VALUE	416,873
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B984513	REMODEL	7,900	11/11/1998
7182	NEW CONSTR	72,840	07/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1237/0004	6/10/2004	WD	Q	I		185,000
GRANTOR: ROSSELAND RAYMOND W &						
GRANTEE: JOYCE BILLY MARK						
1016/1030	10/30/2001	WD	Q	I		139,000
GRANTOR: FUNG KARL KALAU & EUG						
GRANTEE: ROSSELAND RAYMOND W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N5 W15 S3 PTO=[YR=1993] W12 S7 E12 N7$ S7 W14 S15 L2 D2 S4 R2 D2 S6 FGR=[YR=1993] S20 E19 N13 FOP=[YR=1993] E4 N7 W4 S7$ N7 W3 N3 W6 S3 W10$ E10 N3 E6 S3 E7 S7 E10 S8 E5 S2 E6 N51$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	0	0	0	698.00	SF	5.20	5.20	100	1992	1992	3	64	2,323	

LAND DESCRIPTION

TOTAL OB/XF 2,323

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS