

LOT 35  
IN OR 789/516  
LIGHT HOUSE CIRCLE REPLAT

DOYLE MARY C/JOHANSSON ERIK I  
206 LIGHTHOUSE CR  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1440-0035-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 12 CEDAR 100      |
| Roof Structur            | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 14 CARPET 70      |
| Interior Floo            | 11 CLAY TILE 30   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 3 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 3. 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       | 2,346            | 100         | 2,346        | 194,060              |
| FGR       | 888              | 55          | 488          | 40,367               |
| FOP       | 86               | 30          | 26           | 2,150                |
| FSP       | 288              | 40          | 115          | 9,513                |
| FUS       | 753              | 100         | 753          | 62,288               |
| UOP       | 120              | 20          | 24           | 1,985                |

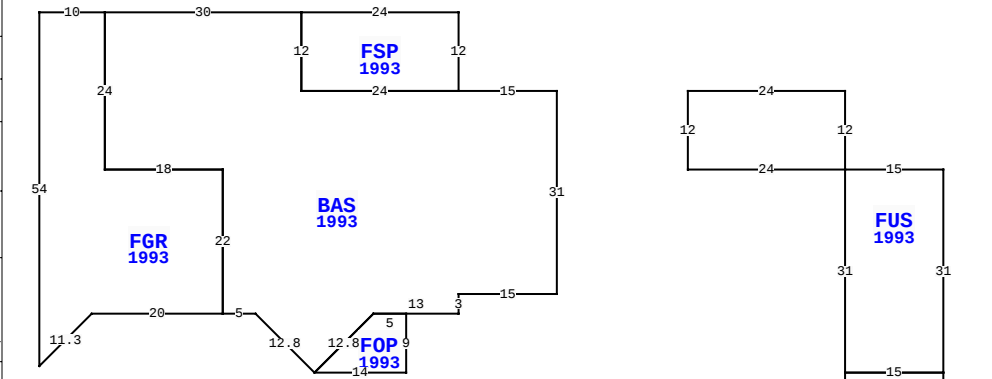
| TOTALS         | 4,481      |             | 3,752   | 310,365 |
|----------------|------------|-------------|---------|---------|
| EXTRA FEATURES |            |             |         |         |
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L W     |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0 0     |
| 2              | 0810       | CONCRETE A  | 0 100   | 0 0     |
| 3              | 1241       | WD DECK G   | 0 100   | 40 16   |
| 4              | 0858       | SCULP CONC  | 0 100   | 27 6    |

| 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   | 0500       | FP-PRE FAB  | 0 100   | 0 0   | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1982    | 1982        | 3 | 51.5   | 1,803           |       |
| 2   | 0810       | CONCRETE A  | 0 100   | 0 0   | 1,275.00 | SF | 6.50     | 6.50           | 100       | 1982    | 1982        | 3 | 38     | 3,149           |       |
| 3   | 1241       | WD DECK G   | 0 100   | 40 16 | 640.00   | UT | 11.50    | 11.50          | 100       | 2006    | 2006        | 3 | 44     | 3,238           |       |
| 4   | 0858       | SCULP CONC  | 0 100   | 27 6  | 162.00   | SF | 13.00    | 13.00          | 100       | 2000    | 2000        | 3 | 94     | 1,980           |       |

| LAND DESCRIPTION |          | TOTAL OB/XF 10,170 |                      |     |     |          |        |        |             |           |     |          |        |         |            |                |            |                             |      |
|------------------|----------|--------------------|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|
| 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 |
| 1                | 000100   | C                  | SFR                  | 100 |     | R-1      | 100.00 | 195.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 275,000.00 | 275,000.00     | 275,000    |                             |      |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS

| MARKET ADJUSTMENTS                                           |     |           |             |                |                |      |      |      |      |       |        |
|--------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                         | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                                                         | 01  | 3,752     | 109.5255    | 104.05         | 390,396        | 1982 | 1982 | 0    | 0    | 20.50 | 79.50  |
| 1 SINGLE FAM - 100% - 2000 Heated Area: 3099 HX Base Yr 2000 |     |           |             |                |                |      |      |      |      |       |        |



| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1            | 2 |
|---------------------------|--|------------------------|---|
| VALUATION SUMMARY         |  | STANDARD               |   |
| VALUATION BY              |  | Tax Group: 2 Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 310,365                |   |
| TOTAL MARKET OB/XF VALUE  |  | 10,170                 |   |
| TOTAL LAND VALUE - MARKET |  | 275,000                |   |
| TOTAL MARKET VALUE        |  | 595,535                |   |
| SOH/AGL Deduction         |  | 330,923                |   |
| ASSESSED VALUE            |  | 264,612                |   |
| TOTAL EXEMPTION VALUE     |  | 50,000                 |   |
| BASE TAXABLE VALUE        |  | 214,612                |   |
| TOTAL JUST VALUE          |  | 595,535                |   |
| NCON VALUE                |  | 0                      |   |
| INCOME VALUE              |  |                        |   |
| PREVIOUS YEAR MKT VALUE   |  | 582,509                |   |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20061408   | XFOB        | 4,000  | 06/20/2006 |
| 20052029   | REPAIR/RRF  | 5,000  | 06/20/2005 |
| 20010617   | REPAIR/RRF  | 11,000 | 04/09/2001 |

| SALES DATA                     |           |           |     |     |         |
|--------------------------------|-----------|-----------|-----|-----|---------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD  |
| 2533/1905                      | 1/22/2022 | QC        | U   | I   | 11      |
| GRANTOR: DOYLE MARY C & INGEMA |           |           |     |     |         |
| GRANTEE: DOYLE MARY C & ERIK   |           |           |     |     |         |
| 0789/0516                      | 4/03/1997 | WD        | Q   | I   | 186,000 |
| GRANTOR: MAGOVERN CHARLES N &  |           |           |     |     |         |
| GRANTEE: DOYLE MARY C & INGE   |           |           |     |     |         |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                    |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=1993] W15 FSP=[YR=1993] N12 W24 S12 E24\$ W24 N12 W30 FGR=[YR=1993] W10 S54 R8 U8 E20 N22 W18 N24 \$ S24 E18 S22 E5 D9 R9 FOP=[YR=1993] E14 N9 W5 D9 L9 \$ U9 R9 E13 N3 E15 N31\$ PTR= E20 FUS=[YR=1993] E24 S12 E15 S31 UOP=[YR=1993] S8W15 N8 E15\$ W15 N31 W24 N12\$ W20\$. |  |