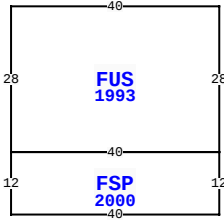


GIBSON TOM L & SUSAN M
204 LIGHTHOUSE CR
FERNANDINA BEACH, FL 32034

00-00-31-1440-0036-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																					
ELEMENT	CD	CONSTRUCTION																		VALUATION SUMMARY																																					
Exterior Wall	10	ABOVE AVG 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																																			
Roof Structur	08	IRREGULAR 100								0100	01	3,535	109.4310	103.96	367,499	1982	2000	0	0	11.00	89.00	VALUATION BY									TAX DIST:																										
Roof Cover	03	COMP SHNGL 80								1 SINGLE FAM - 100% - 2018										Heated Area: 2746										HX Base Yr 2018										BUILDING MARKET VALUE									327,074								
Roof Cover	12	MODULAR MT 20																												TOTAL MARKET OB/XF VALUE									29,980																		
Interior Wall	05	DRYWALL 100																												TOTAL LAND VALUE - MARKET									275,000																		
Interior Floo	14	CARPET 80																												TOTAL MARKET VALUE									632,054																		
Interior Floo	11	CLAY TILE 20																												SOH/AGL Deduction									277,712																		
Air Condition	03	CENTRAL 100																												ASSESSED VALUE									354,342																		
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE									HX HB 50,000																		
Bedrooms	5	100																												BASE TAXABLE VALUE									304,342																		
Bathrooms	4	100																												TOTAL JUST VALUE									632,054																		
Frame	02	WOOD FRAME 100																												NCON VALUE									0																		
Stories	1.5	1.5 100																												INCOME VALUE																											
Units	0	100																												PREVIOUS YEAR MKT VALUE									618,177																		
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	1,445	100	1,445	133,698																																																					
BAS	181	100	181	16,747																																																					
DCK	416	10	42	3,886																																																					
FGR	527	55	290	26,832																																																					
FOP	488	30	146	13,508																																																					
FSP	480	40	192	17,764																																																					
FST	216	55	119	11,010																																																					
FUS	1,120	100	1,120	103,627																																																					
TOTALS	4,873		3,535	327,074																																																					
EXTRA FEATURES					204 LIGHTHOUSE CIR, FERNANDINA BEACH															BLD DATE					LGL DATE																																
																				XF DATE					LAND DATE																																
																				INC DATE					AG DATE																																
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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1982	1982	3	51.5	1,030																																										
2	0810	CONCRETE A	0 100	0	0	240.00	SF	6.50	6.50	100	1982	1982	3	38	593																																										
3	0810	CONCRETE A	0 100	0	0	1,160.00	SF	6.50	6.50	100	1985	1985	3	47	3,544																																										
4	0810	CONCRETE A	0 100	0	0	392.00	SF	6.50	6.50	100	1993	1993	3	66	1,682																																										
5	0861	POOL GUNIT	0 100	0	0	315.00	SF	63.75	63.75	100	2020	2020	3	93	18,676																																										
6	0855	CONC PAVER	0 100	0	0	450.00	SF	10.00	10.00	100	2020	2020	3	99	4,455																																										
TOTAL OB/XF 29,980																																																									
LAND DESCRIPTION																																																									
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	100	0006	R-1	110.00	143.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000																																								
REVIEW DATE 04/27/2021 BY RK Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 08/06/2024 BY SYS																																																									