LOT 11
LIGHTHOUSE LANE SUB PB 4/45

ANDERSON ELIZABETH B
302 LIGHTHOUSE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1445-0011-0000

BUILDING CHARACTERISTICS

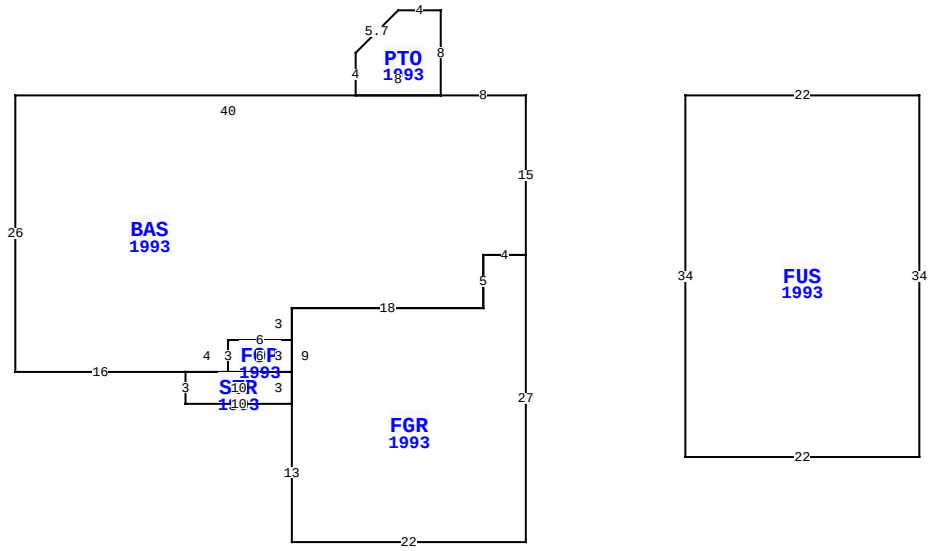
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	1007.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100	1,078	123,988
FGR	504	55	277	31,860
FOP	18	30	5	575
FUS	748	100	748	86,032
PTO	56	5	3	345
STR	30	10	3	345
TOTALS	2,434		2,114	243,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,114	117.3060	146.63	309,976	1977	1990	0	0	0	21.56	78.44

1 SNGL FAM – 100% - 2009 Heated Area: 1826 HX Base Yr 2009



302 LIGHTHOUSE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		243,145
TOTAL MARKET OB/XF VALUE		4,297
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		522,442
SOH/AGL Deduction		328,699
ASSESSED VALUE		193,743
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,743
TOTAL JUST VALUE		522,442
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101317	REPAIR/RRF	2,100	08/09/2010
7086	REPAIR/RRF	1,500	06/05/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/0840	6/10/2022	QC	U	I	11	100
GRANTOR: MCQUEEN MICHAEL KENT						
GRANTEE: ANDERSON ELIZABETH						
1684/0151	6/16/2010	QC	U	I	11	100
GRANTOR: ANDERSON ELIZABETH &						
GRANTEE: MCQUEEN MICHAEL K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 PTO=[YR=1993] N8W4 D4 L4 S4E8$ W40S26E16
STR=[YR=1993] S3E10 FGR=[YR=1993] S13E22N27W4S5W18S9$N3 W10$
E4FOP=[YR=1993] E6N3W6S3$N3E6N3 E18N5E4N15$ PTR=E15
FUS=[YR=1993] S34E22N34W22$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	40	1,400	
2	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	1977	1977	3	28	175	
3	0810	CONCRETE A	0	100	25	16	400.00	SF	6.50	6.50	100	1977	1977	3	28	728	
4	1242	WD DECK A	0	100	0	0	248.00	SF	10.00	10.00	100	1994	1994	3	20	496	
5	1242	WD DECK A	0	100	0	0	372.00	SF	7.50	7.50	100	2008	2008	3	35	977	
6	0851	PATIO STON	0	100	0	0	335.00	SF	1.50	1.50	100	1998	1998	3	75	377	
7	1242	WD DECK A	0	100	8	6	48.00	SF	7.50	7.50	100	2009	2009	3	40	144	

LAND DESCRIPTION

TOTAL OB/XF 4,297

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	100		R-1	100.00	110.00	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