

IN OR 2315/164
& N 11FT OF LOT 19
ALTA VISTA #2

DAVIS STUART H JR & NOLA L L/E/
200 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2024

11-3N-29-0000-0003-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 CB STUCCO 80
Exterior Wall	23 REINF CONC 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	06 CUST PANEL 70
Interior Wall	03 PLASTER 30
Interior Floor	13 LVT/LAMNT 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2.5 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	02 DIST FB 100
Occupancy	00 NONE 100
Quality	05 Quality Level 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1007.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,460	132.6336	126.00	309,960	1955	1975	0	0	24.00	76.00
1 SINGLE FAM - 100% - 2015 Heated Area: 1826 HX Base Yr 2015											

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100	1,534	146,896
BAS	80	100	80	7,661
BAS	104	100	104	9,959
BAS	108	100	108	10,342
FCP	344	25	86	8,235
FEP	225	80	180	17,237
FOP	40	30	12	1,149
FST	153	55	84	8,044
UGR	528	45	238	22,791
UOP	170	20	34	3,256
TOTALS	3,286		2,460	235,570

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,600.00	SF	6.50	6.50	
2	0855	CONC PAVER	0	100	0	0	180.00	SF	10.00	10.00	
3	0855	CONC PAVER	0	100	0	0	499.00	SF	10.00	10.00	
4	1242	WD DECK A	0	100	23	16	368.00	SF	10.00	10.00	
5	0300	BOAT DCK W	0	100	0	0	892.00	SF	40.00	40.00	
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	
7	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	

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	000130	C	SFR WATER	100		R-1	157.00	162.00	157.00	FF	

200 LIGHTHOUSE CIR, FERNANDINA BEACH					INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1,600.00	SF	6.50	6.50	100	1981	1981	3	35	3,640			
180.00	SF	10.00	10.00	100	2015	2015	3	95	1,710			
499.00	SF	10.00	10.00	100	2015	2015	3	95	4,741			
368.00	SF	10.00	10.00	100	2015	2015	3	70	2,576			
892.00	SF	40.00	40.00	100	2015	2015	3	78	27,830			
20.00	LF	115.00	115.00	100	2015	2015	3	70	1,610			
200.00	SF	26.00	26.00	100	2015	2015	3	78	4,056			
2.00	UT	1,000.00	1,000.00	100	2015	2015	3	70	1,400			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			235,570
TOTAL MARKET OB/XF VALUE			47,563
TOTAL LAND VALUE - MARKET			867,425
TOTAL MARKET VALUE			1,150,558
SOH/AGL Deduction			452,508
ASSESSED VALUE			698,050
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			648,050
TOTAL JUST VALUE			1,150,558
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			808,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200904	ADDITION	0	02/12/2021
20140680	ENCLOSE305	184,100	04/09/2014
20110705	REPAIR/RRF	1,794	05/10/2011
20080167	REMODEL	4,215	02/06/2008
20080072	MECH OTHER	9,000	01/17/2008
20051487	CHNGE SRVC	2,000	03/31/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2315/0164	10/15/2019	LE U	I	11	100
GRANTOR: DAVIS STUART H JR & N					
GRANTEE: DAVIS REED M					
1898/0792	1/15/2014	WD Q	I	02	540,000
GRANTOR: DEVANNY ELIZABETH H T					
GRANTEE: DAVIS STUART H JR &					

BUILDING NOTES											
FST=[YR=2021] W13 S9 BAS=[YR=2021] W7 BAS=[YR=1993] W19 FEP=[YR=2015] N9 W25 BAS=[YR=2021] W12 S9 E12 N9\$ S9 E25 \$ W39 UGR=[YR=1993] W1 UOP=[YR=2015] N10 W17 S10 E17\$ W23 S22 E24 BAS=[YR=2021] S5 E10 N8 W10 S3 \$ N22 \$ S19 E10 S8 E20 FOP=[YR=1993] S4 E8 N4 W2 N2 W4 S2 W2 \$ E2 N2 E4 S2 E26 FCP=[YR=2021] E16 N24 W12 S10 W4 S14\$ N14 W4 N13\$ S13 E8 N13 W1\$ E1 S3 E12 N12 \$.											