FRACTION
IN OR 981/1352
(EX OR 53 PG 449)

CITY OF FERNANDINA BEACH
204 ASH STREET
FERNANDINA BEACH, FL 32034

2024

11-3N-29-0000-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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		1 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

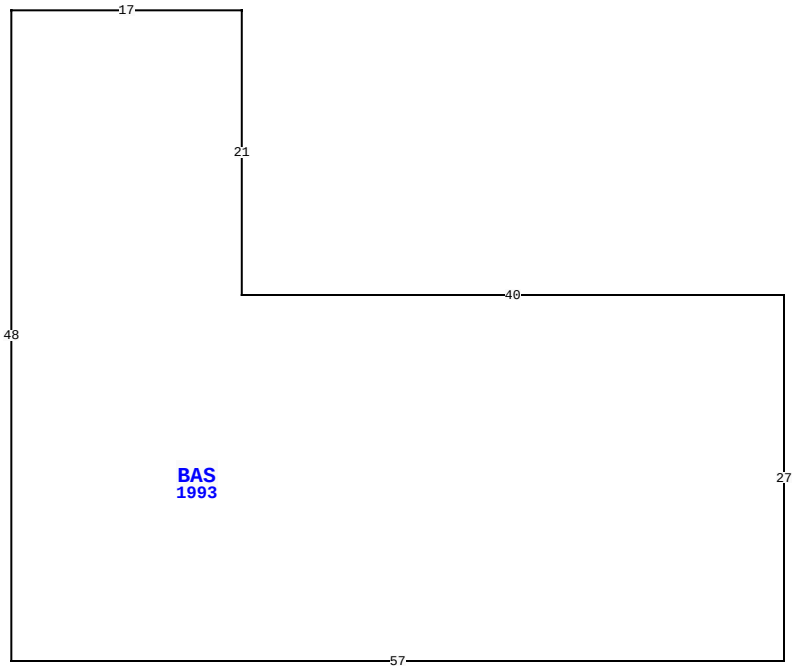
DOR CODE	8900	MUNICIPAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	173,080
TOTALS	1,896		1,896	173,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,896	105.8400	132.30	250,841	1961	1961	0	0	0	31.00	69.00

1 SNGL FAM – 0% - 0 Heated Area: 1896 HX Base Yr



LIGHTHOUSE CR, 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		173,080
TOTAL MARKET OB/XF VALUE		1,000,014
TOTAL LAND VALUE - MARKET		413,000
TOTAL MARKET VALUE		1,586,094
SOH/AGL Deduction		17,410
ASSESSED VALUE		1,568,684
TOTAL EXEMPTION VALUE	04	1,568,684
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,586,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,426,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140096	ELEC OTHER	250	01/15/2014
20090278	REPAIR/RRF	10,008	03/03/2009
20080425	REPAIR/RRF	9,283	03/19/2008
20080338	REPAIR/RRF	89,100	03/05/2008
20040262	REMODEL	0	02/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0981/1352	4/17/2001	QC	U	I	03	100

GRANTOR: U S GOVERNMENT LAND
GRANTEE: CITY OF FDNA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 N21 W17 S48 E57 N27$.

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	0510	GARAGE WD-	0	0	0	0	1.00	SF	35.00	35.00	100	1980	1980	3	20	7	
2	0510	GARAGE WD-	0	0	0	0	1.00	SF	35.00	35.00	100	1980	1980	3	20	7	
3	0647	LIGHT HS	0	0	0	0	1.00	UT	1,000,000.00	1,000,000.00	100	1980	1980	3	100	1,000,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000,014

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	008900	C	MUNICIPAL	0		REC	0.00	0.00	2.36	AC		1.00	1.00	1.00	175,000.00	175,000.00	413,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 2.36 Total Land Value: 413,000 Market: 0 Agricultural: 0 Common: 413,000 PRINTED 08/06/2024 BY SYS