



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD																												
Exterior Wall	19	COMMON BRK 70																		0900 01 1,952 137.8762 182.00 355,264 1959 1998 0 0 0 19.23 80.77									
Exterior Wall	05	AVERAGE 30																		1 SNGL FAM - 100% - 2023 Heated Area: 1481 HX Base Yr 2023									
Roof Structure	03	GABLE/HIP 100																											
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	03	PLASTER 100																											
Interior Floor	12	HARDWOOD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2 100																											
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																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,481	100	1993	1,481	217,709																								
FGR	440	55	2010	242	35,574																								
FOP	88	30	1993	26	3,822																								
USP	588	30	1993	176	25,872																								
UST	60	45	1993	27	3,969																								
TOTALS		2,657			1,952	286,947																							
EXTRA FEATURES										201 LIGHTHOUSE CIR, FERNANDINA BEACH																			
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	0810	CONCRETE A	0	100	102	14	1,428.00	SF	6.50	6.50	100	1980	1980	3	30	2,785													
2	0810	CONCRETE A	0	100	285	3	855.00	SF	6.50	6.50	100	1980	1980	3	30	1,667													
3	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	2010	2010	3	90	562													
4	0462	ST/AL FNC	0	100	190	4	760.00	SF	10.00	10.00	100	2010	2010	3	56	4,256													