

LOT 5
IN OR 2219/1179
LIGHTHOUSE CIRCLE SUB PB 3/49

JOYCE BILLY MARK
209 LIGHTHOUSE CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1420-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

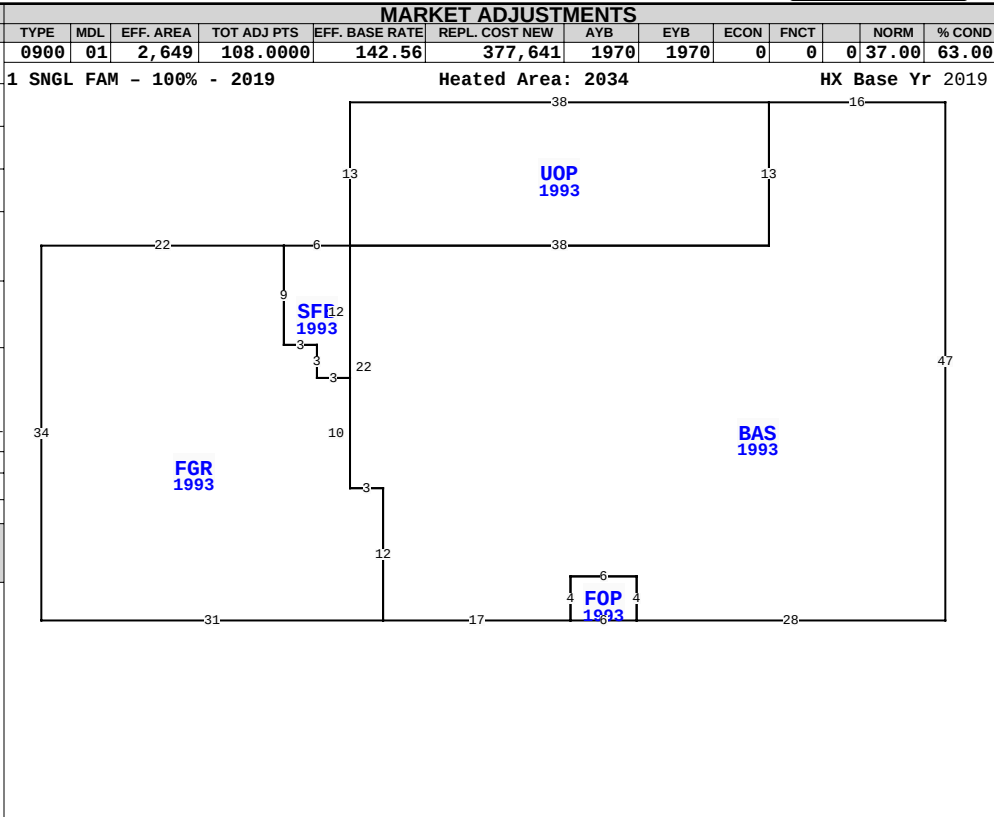
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1993	1,984	178,189
FGR	925	55	1993	509	45,715
FOP	24	30	1993	7	629
SFB	63	80	1993	50	4,491
UOP	494	20	1993	99	8,891

TOTALS	3,490			2,649	237,914
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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	56	16	896.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	13	17	221.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	200	9	1,800.00	SF	6.50	6.50	
5	0300	BOAT DCK W	0	100	0	0	565.00	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	20	10	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	
9	0855	CONC PAVER	0	100	0	0	770.00	SF	10.00	10.00	

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	000131	C	RES CREEK	100		R-1	100.00	270.00	100.00	FF	

REVIEW DATE	02/27/2024	BY	TWA
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209 LIGHTHOUSE CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/18/2024	MLU
	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	0810	CONCRETE A	0	100	56	16	896.00	SF	6.50	6.50	100	1970	1970	3	20	1,165	
2	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1970	1970	3	20	137	
3	0810	CONCRETE A	0	100	13	17	221.00	SF	6.50	6.50	100	1970	1970	3	20	287	
4	0810	CONCRETE A	0	100	200	9	1,800.00	SF	6.50	6.50	100	1980	1980	3	30	3,510	
5	0300	BOAT DCK W	0	100	0	0	565.00	SF	40.00	40.00	100	2024	2018		84	18,984	
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2024	2018		78	1,794	
7	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2024	2018		84	4,368	
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2024	2018		78	1,560	
9	0855	CONC PAVER	0	100	0	0	770.00	SF	10.00	10.00	100	2024	2022		99	7,623	

TOTAL OB/XF											
39,428											

Market: 0	Agricultural: 0	Common: 650,000
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										237,914	
TOTAL MARKET OB/XF VALUE										39,428	
TOTAL LAND VALUE - MARKET										650,000	
TOTAL MARKET VALUE										927,342	
SOH/AGL Deduction										498,474	
ASSESSED VALUE										428,868	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										378,146	
TOTAL JUST VALUE										927,342	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										917,969	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091630	REMODEL	2,624	12/01/2009
20090698	REPAIR/RRF	2,400	06/04/2009
20071934	ADDITION	4,750	10/12/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2219/1179	8/17/2018	WD	U	I	30	100,000			
GRANTOR: JOYCE MARK & KAREN JO									
GRANTEE: JOYCE BILLY MARK									
2192/1066	3/05/2018	FJ	U	I	11	0			
GRANTOR: FREEMAN FAYE EST									
GRANTEE: JOYCE MARK & KAREN									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 UOP=[YR=1993] W38 S13 SFB=[YR=1993] W6 FGR=[YR=1993] W22 S34 E31 N12 W3 N10 W3 N3 W3 N9 \$ S9 E3 S3 E3 N12 \$ E38 N13 \$ S13 W38 S22 E3 S12 E17 FOP=[YR=1993] E6 N4 W6 S4 \$ N4 E6 S4 E28 N47 \$.											