PT OF LOTS 6 & 7
IN OR 2568/769
LIGHTHOUSE CIRCLE SUB PB 3/49

OWENS CLAUDE K JOINT REVOCABLE LIVING TRUST/OWENS
211 LIGHTHOUSE CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1420-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

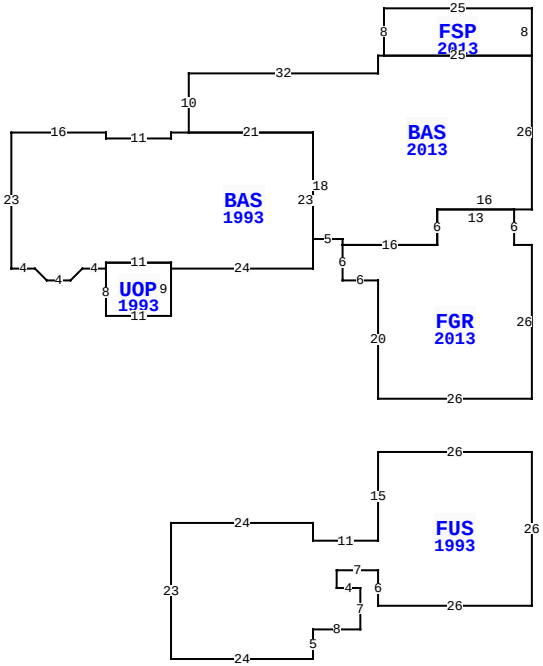
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,163	100	1993	1,163	145,298
BAS	1,260	100	2013	1,260	157,416
FGR	790	55	2013	434	54,221
FSP	200	40	2013	80	9,995
FUS	1,351	100	1993	1,351	168,785
UOP	99	20	1993	20	2,498
TOTALS	4,863			4,308	538,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,308	107.5536	141.97	611,607	1985	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 1986 Heated Area: 3774 HX Base Yr 1986



211 LIGHTHOUSE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		565,248
TOTAL MARKET OB/XF VALUE		40,031
TOTAL LAND VALUE - MARKET		728,000
TOTAL MARKET VALUE		1,333,279
SOH/AGL Deduction		882,386
ASSESSED VALUE		450,893
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		395,171
TOTAL JUST VALUE		1,333,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,307,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173783	PLUMB/FDG	0	12/04/2017
20173387	GARADD	26,449	10/31/2017
20122253	REROOF & ADDITION	5,700	11/02/2012
20122229	DEMOLISH/ADDITION	456,903	10/31/2012
20071041	HURRICANE SHUTTER	16,000	06/11/2007
3309	NEW CONSTR	182,500	06/01/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2568/0769	5/23/2022	WD	U	I	11	100
GRANTOR: OWENS CLAUDE KENNEDY						
GRANTEE: OWENS CLAUDE K & SH						
0391/0349	6/01/1983	MS	U	V		45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2013] W25 S8 BAS=[YR=2013] W1 S3 W32 S10BAS=[YR=1993] W3 S1 W11 N1 W16 S23 E4 D2 R2 E4 U2 R2 E4 UOP=[YR=1993] S8 E11 N9 W11 S1$ N1 E11 S1 E24 N23 W21$ E21 S18 E5 S1 FGR=[YR=2013] S6 E6 S20 E26 N26 W3 N6 W13 S6 W16$ E16 N6 E16 N26 W25$ E25 N8$ PTR=S75 FUS=[YR=1993] W26 S15 W11 N3 W24 S23 E24 N5 E8 N7 W4 N3 E7 S6 E26 N26$ N75$.

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	0810	CONCRETE A	0	100	0	0	654.00	SF	6.50	6.50	100	2018	2018	3	97	4,123	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	56	1,120	
3	0811	CONCRETE B	0	100	0	0	2,786.00	SF	5.20	5.20	100	2013	2013	3	93	13,473	
4	0825	BRICK	0	100	13	10	130.00	SF	12.50	12.50	100	1985	1985	3	80	1,300	
5	0300	BOAT DCK W	0	100	132	5	660.00	SF	40.00	40.00	100	2000	2000	3	27	7,128	
6	0300	BOAT DCK W	0	100	10	17	170.00	SF	40.00	40.00	100	2000	2000	3	27	1,836	
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2000	2000	3	20	460	
8	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2000	2000	3	27	1,404	
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400	
10	0825	BRICK	0	100	0	0	72.00	SF	12.50	12.50	100	2013	2013	3	98	882	

TOTAL OB/XF 32,126

LAND DESCRIPTION

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	000131	C	RES CREEK	100	0006	R-1	112.00	300.00	112.00	FF		1.00	1.00	1.00	6,500.00	6,500.00	728,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 728,000 Market: 0 Agricultural: 0 Common: 728,000 PRINTED 07/30/2025 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

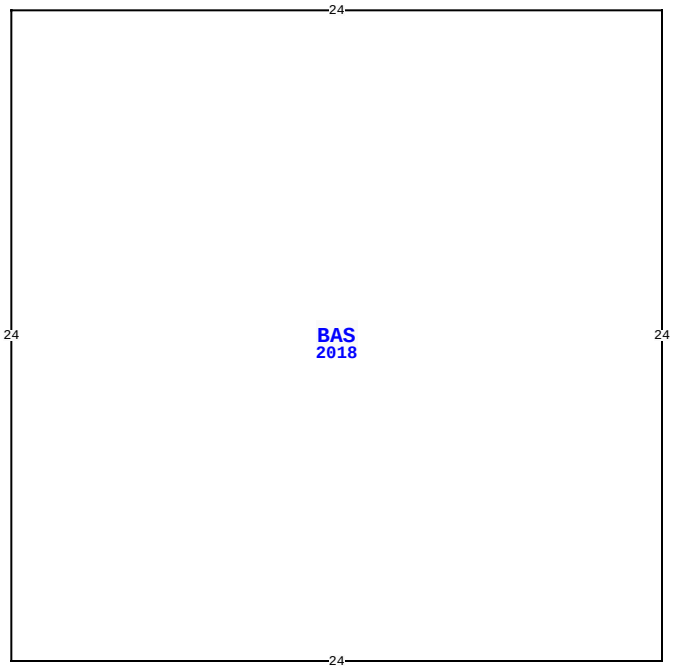
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2018	576	27,034
TOTALS	576			576	27,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	576	134.9370	49.93	28,760	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 1986 Heated Area: 576 HX Base Yr 1986



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0391/0349	6/01/1983	MS	U	V		45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 S24 E24 N24$.

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
11	0811	CONCRETE B	0	100	0	0	608.00	SF	5.20	5.20	100	2013	2013	3	93	2,940	
12	0810	CONCRETE A	0	100	48	3	144.00	SF	6.50	6.50	100	2013	2013	3	93	870	
13	0811	CONCRETE B	0	100	0	0	171.00	SF	5.20	5.20	100	2013	2013	3	93	827	
14	1126	CB/STC 8"	0	100	20	0	100.00	SF	8.00	8.00	100	2013	2013	3	93	744	
15	0855	CONC PAVER	0	100	0	0	50.00	SF	10.00	10.00	100	2013	2013	3	93	465	
16	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00	13.00	100	2013	2013	3	55	2,059	

LAND DESCRIPTION

TOTAL OB/XF 7,905

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

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