LOT 9
IN OR 2300/287
LIGHTHOUSE CIRCLE SUB PB3/49

PYLE CHRISTOPHER J L/E/
217 LIGHTHOUSE CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1420-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

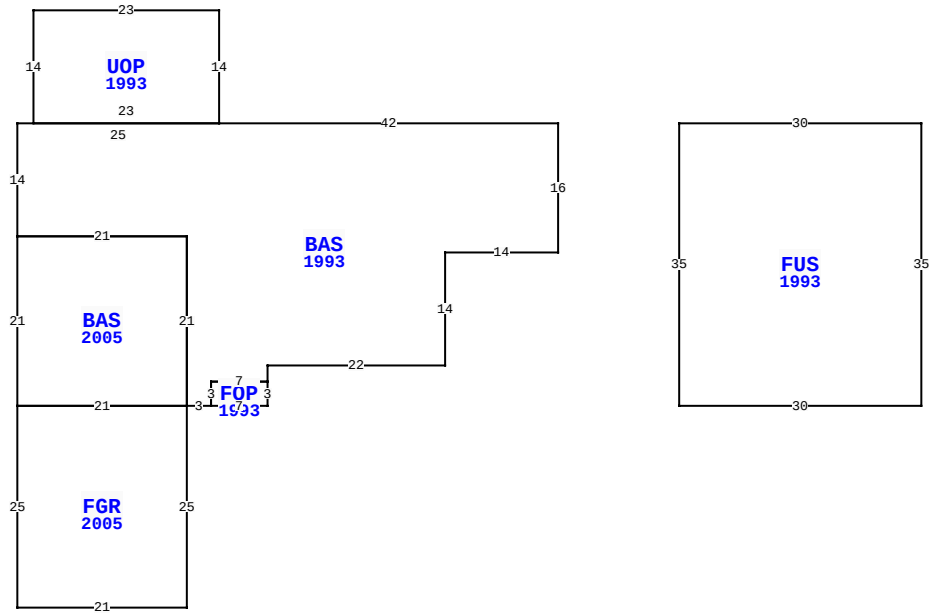
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,507	100	1993	1,507	142,296
BAS	441	100	2005	441	41,641
FGR	525	55	2005	289	27,289
FOP	21	30	1993	6	567
FUS	1,050	100	1993	1,050	99,144
UOP	322	20	1993	64	6,043
TOTALS	3,866			3,357	316,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,357	116.4996	116.50	391,090	1971	1990	0	0	0	18.95	81.05

1 SINGLE FAM – 100% - 2015 Heated Area: 2998 HX Base Yr 2015



217 LIGHTHOUSE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		316,978
TOTAL MARKET OB/XF VALUE		13,587
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		630,565
SOH/AGL Deduction		323,531
ASSESSED VALUE		307,034
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		251,312
TOTAL JUST VALUE		630,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060231	RE-ROOF	7,700	01/27/2006
20051428	DRIVEWAY	5,000	03/31/2005
20051481	H/AC FOR ADDITION	3,000	03/29/2005
20051396	ELEC FOR ADDITION	1,000	03/14/2005
20051328	CONNECT TO SEWER	1,000	03/01/2005
20051238	GARAGE ADDITION	25,000	02/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2300/0287	8/13/2019	LE	U	I	11	100
GRANTOR: PYLE CHRISTOPHER J						
GRANTEE: MEADOW FLAPJACK TRU						
2298/1951	8/13/2019	LE	U	I	11	100
GRANTOR: PYLE CHRISTOPHER J						
GRANTEE: PYLE CHRISTOPHER J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 UOP=[YR=1993] N14 W23 S14 E23 $ W25 S14
BAS=[YR=2005] S21 FGR=[YR=2005] S25 E21 N25 W21 $ E21 N21
W21 $ E21 S21 E3 FOP=[YR=1993] E7 N3 W7 S3 $ N3 E7 N2E22 N14
E14 N16 $ PTR= E15 FUS=[YR=1993] E30 S35 W30 N35 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1971	1971	3	30.8	1,078	
2	0810	CONCRETE A	0	100	26	4	104.00	SF	6.50	6.50	100	1971	1971	3	21	142	
3	0810	CONCRETE A	0	100	0	0	2,265.00	SF	6.50	6.50	100	2005	2005	3	84	12,367	

LAND DESCRIPTION

TOTAL OB/XF 13,587

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	000100	C	RES	100	0006	R-1	120.00	165.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS