

LOT 10
IN OR 1561/1801
LIGHTHOUSE CIRCLE SUB

THOMAS MICHAEL RAY
219 LIGHTHOUSE CR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1420-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 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		

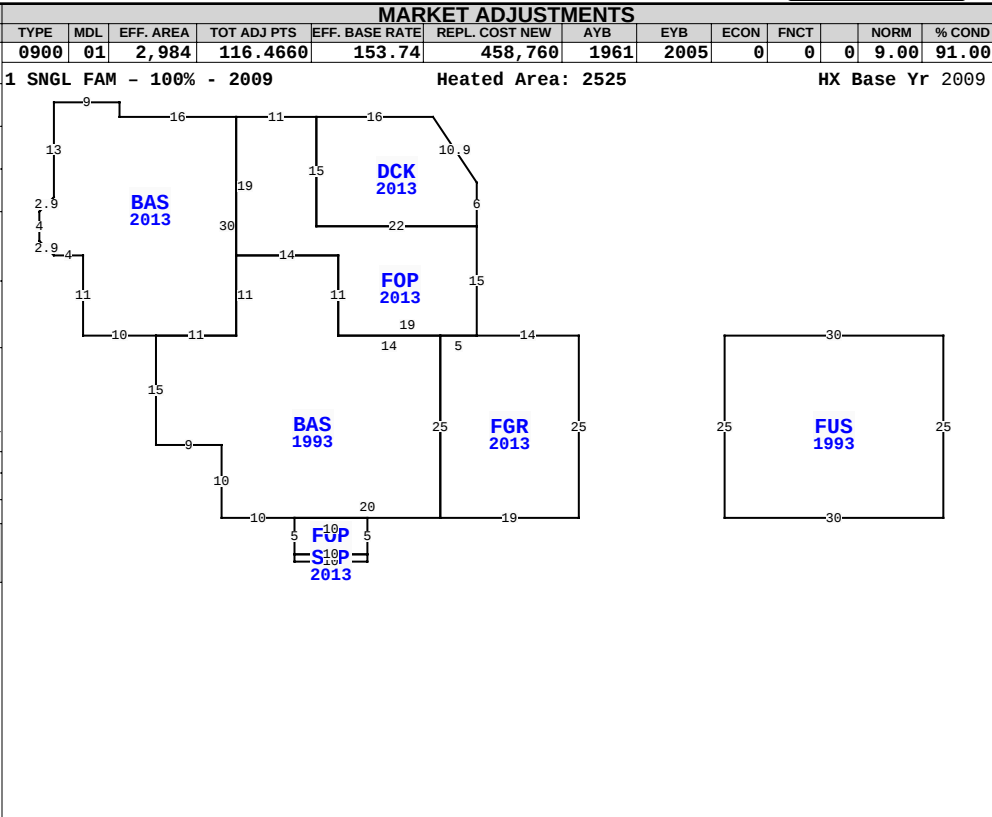
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,039	100	1993	1,039	145,360
BAS	736	100	2013	736	102,969
DCK	303	10	2013	30	4,197
FGR	475	55	2013	261	36,515
FOP	50	30	2013	15	2,098
FOP	506	30	2013	152	21,265
FUS	750	100	1993	750	104,928
STP	10	10	2013	1	140

TOTALS	3,869			2,984	417,472
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	100	0	0		779.00	SF 7.00
2	0855	CONC PAVER	0	100	0	0		1,435.00	SF 7.00
3	0462	ST/AL FNC	0	100	0	0		240.00	SF 10.00
4	0940	SHEDS/PORT	0	100	24	12		288.00	SF 30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	100.00	180.00	1.00

REVIEW DATE 08/28/2019 BY DJA



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

TOTAL OB/XF									
20,797									

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20,797									

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					417,472				
TOTAL MARKET OB/XF VALUE					20,797				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					738,269				
SOH/AGL Deduction					495,054				
ASSESSED VALUE					243,215				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					192,493				
TOTAL JUST VALUE					738,269				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					693,942				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132712	ALUMFNC	0	12/02/2013
20131551	PAVERS	0	07/03/2013
20121888	FIXTURES FOR ADDI	7,000	09/12/2012
20121441	ADDITION	186,000	07/18/2012
20121442	ROOF FOR ADDITION	8,000	07/18/2012
20112121	REWIRE & ADDITION	600	11/23/2011

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2013] W14 FOP=[YR=2013] N15 DCK=[YR=2013] N6 U9 L6 W16 S15 E22\$ W22 N15 W11 BAS=[YR=2013] W16 N2 W9 S13 D2 L2 S4 D2 R2 E4 S11 E10 BAS=[YR=1993] S15 E9 S10 E10 FOP=[YR=2013] S5 STP=[YR=2013] S1 E10 N1 W10\$ E10 N5 W10\$ E20 N25 W14 N11 W14 S11 W11\$ E11 N30\$ S19 E14 S11 E19\$ W5 S25 E19 N25\$ PTR=E20 FUS=[YR=1993] E30 S25 W30 N25\$ W20\$.									