



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																
Exterior Wall	27	PREFIN MTL 80	0900	01	2,065	112.5726	148.60	306,859	1967	2003	0	0	0	12.05	87.95	VALUATION BY STANDARD															
Exterior Wall	19	COMMON BRK 20	1 SNGL FAM - 0% - 2023													Heated Area: 1654															
Roof Structure	03	GABLE/HIP 100														HX Base Yr															
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floor	10	TERRAZZO 100																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		3 100																													
Bathrooms		2 100																													
Frame	02	WOOD FRAME 100																													
Stories	1.	1. 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	1,654	100	1993	1,654	216,167																										
FGR	600	55	1993	330	43,129																										
FOP	10	30	1993	3	392																										
FOP	128	30	1993	38	4,967																										
PTO	21	5	2010	1	131																										
UOP	196	20	2011	39	5,097																										
TOTALS			2,609		2,065	269,882																									
EXTRA FEATURES						223 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	0	0	0	990.00	SF	6.50	6.50	100	1967	1967	3	20	1,287															
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980															
TOTAL OB/XF																		3,267													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		0	0006	R-1	80.00	150.00	1.00	LT	1.00	1.00	0.90	300,000.00	270,000.00	270,000														
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 07/30/2025 BY SYS																															