



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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
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	1,820	100	1993	1,820	224,119
FOP	80	30	1993	24	2,955
USP	240	30	2008	72	8,866
TOTALS	2,140			1,916	235,941

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	0	0	744.00	SF	6.50	6.50	967
2	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	8,704
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	1,540
4	0845	KOOL DECK	0	100	0	0	822.00	SF	13.27	13.27	6,980

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		R-1	80.00	150.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,916	132.3294	174.67	334,668	1970	1985	0	0	29.50	70.50
1 SNGL FAM - 100% - 2014											
Heated Area: 1820											
HX Base Yr 2014											
USP 2008											
BAS 1993											
FOP 1993											

227 LIGHTHOUSE CIR, FERNANDINA BEACH											
TOTAL OB/XF 18,191											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		235,941	
TOTAL MARKET OB/XF VALUE		18,191	
TOTAL LAND VALUE - MARKET		270,000	
TOTAL MARKET VALUE		524,132	
SOH/AGL Deduction		291,902	
ASSESSED VALUE		232,230	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		176,508	
TOTAL JUST VALUE		524,132	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		491,063	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071032	PARTIAL REPIPE	2,800	06/11/2007
20071002	REROOF W/35YR SHN	5,100	06/05/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2266/0182	3/25/2019	QC	U	I	11	100	
GRANTOR: KEYS MARK & MITZI							
GRANTEE: LIGHTHOUSE CIRCLE L							
1885/1724	10/21/2013	WD	Q	I	02	257,000	
GRANTOR: MAYO WILLIAM E JR & L							
GRANTEE: KEYS MARK & MITZI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 USP=[YR=2008] N10 W24 S10 E24 \$ W48 S30 E4 S2 E10 N2 E4 FOP=[YR=1993] S5 E16 N5 W16 \$ E42 N30 \$.											