

LOT 15
IN OR 1066/962
LIGHTHOUSE CIRCLE SUB PB 3/49

LAFFEY MATTHEW/LAFFEY-KITCHINGS PAMELA
229 LIGHTHOUSE CR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1420-0015-0000



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	15	CONC BLOCK 80	0900	01	3,232	101.6232	134.14	433,540	1970	1980	0	0	23.64	76.36	VALUATION BY STANDARD														
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 100% - 2003												Heated Area: 2598														
Roof Structure	03	GABLE/HIP 100	HX Base Yr 2003																										
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 80																											
Interior Floo	11	CLAY TILE 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	5	100																											
Bathrooms	3	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	1,670	100	1993	1,670	171,057																								
BAS	928	100	1997	928	95,054																								
FEP	256	80	1993	205	20,998																								
FGR	490	55	1993	270	27,656																								
FSP	252	40	2004	101	10,345																								
FSP	144	40	2017	58	5,941																								
TOTALS	3,740			3,232	331,051																								
EXTRA FEATURES						229 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	100	17	56	952.00	SF	6.50	6.50	100	1970	1970	3	20	1,238													
2	0810	CONCRETE A	0	100	0	0	459.00	SF	6.50	6.50	100	1970	1970	3	20	597													
3	0510	GARAGE WD-	0	100	12	21	252.00	SF	25.20	25.20	100	1996	1996	3	23	1,461													
4	0810	CONCRETE A	0	100	10	8	80.00	SF	6.50	6.50	100	1996	1996	3	70	364													
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695													
6	0810	CONCRETE A	0	100	12	53	636.00	SF	6.50	6.50	100	1996	1996	3	70	2,894													
7	0855	CONC PAVER	0	100	4	70	280.00	SF	7.00	7.00	100	2014	2014	3	94	1,842													
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	1996	1996	3	20	720													
TOTAL OB/XF 11,811																													
LAND DESCRIPTION																													
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												
1	000100	C	RES	100		R-1	130.00	150.00	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																													