LOT 29
IN OR 1709/1214
LIGHTHOUSE CIRCLE REPLAT

WHITAKER ROBERT F LIVING TRUST/WHITAKER MELBA P TR
222 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1440-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

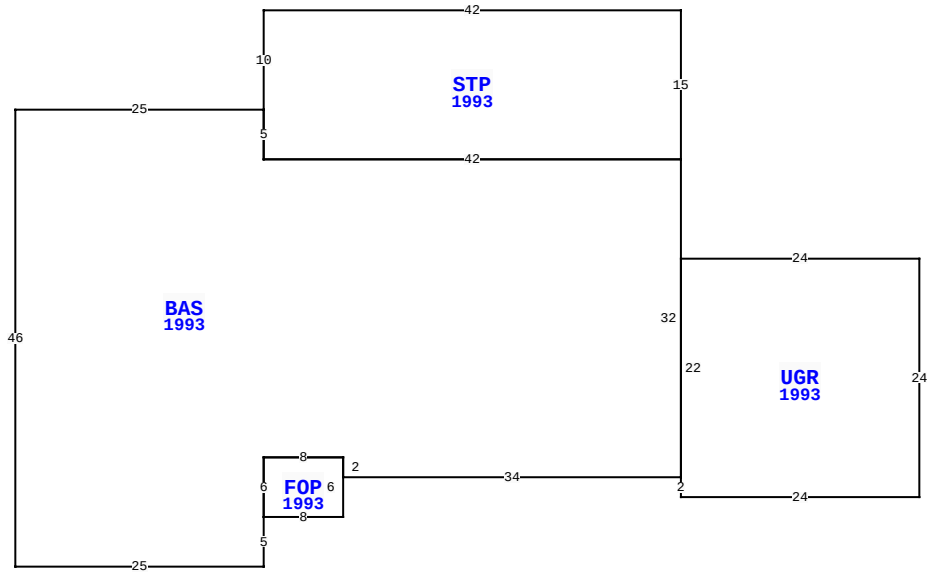
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	04	REIN CONC 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,478	100	1993	2,478	177,481
FOP	48	30	1993	14	1,003
STP	630	10	1993	63	4,512
UGR	576	45	1993	259	18,550
TOTALS	3,732			2,814	201,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,814	114.1440	114.14	321,190	1972	1972	0	0	0	37.25	62.75

1 SINGLE FAM – 100% - 2016 Heated Area: 2478 HX Base Yr 2016



222 LIGHTHOUSE CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		201,547
TOTAL MARKET OB/XF VALUE		2,408
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		503,955
SOH/AGL Deduction		363,584
ASSESSED VALUE		140,371
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		84,649
TOTAL JUST VALUE		503,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052959	REMODEL	2,000	11/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1709/1214	11/11/2010	WD	U	I	30	100
GRANTOR: WHITAKER ROBERT & MEL						
GRANTEE: WHITAKER MELBA P &						
1310/0264	5/19/2005	WD	Q	I		265,000
GRANTOR: PANOS MARY R						
GRANTEE: WHITAKER ROBERT & M						

BUILDING NOTES

BUILDING DIMENSIONS

STP=[YR=1993] W42 S10 BAS=[YR=1993] W25 S46 E25 N5 FOP=[YR=1993] E8 N6 W8 S6 $ N6 E8 S2 E34 UGR=[YR=1993] S2 E24 N24 W24 S22$ N32 W42 N5$ S5 E42 N15$.

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	0810	CONCRETE A	0	100	48	21	1,008.00	SF	6.50	6.50	100	1972	1972	3	22	1,441	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1972	1972	3	31.2	624	
3	0810	CONCRETE A	0	100	80	3	240.00	SF	6.50	6.50	100	1972	1972	3	22	343	

LAND DESCRIPTION

TOTAL OB/XF 2,408

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	125.00	155.00	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