

LOT 32
LIGHTHOUSE CIRCLE REPLAT
PB 5/4

CRABTREE PHYLLIS L/E/
212 LIGHTHOUSE CIRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1440-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1007.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1993	1,976	267,805
BAS	88	100	2021	88	11,926
FGR	483	55	1993	266	36,051
FOP	76	30	1993	23	3,117
FOP	33	30	2021	10	1,355
FOP	150	30	2021	45	6,099
FUS	855	100	2021	855	115,877
STR	88	10	2021	9	1,220
UOP	880	20	2021	176	23,853

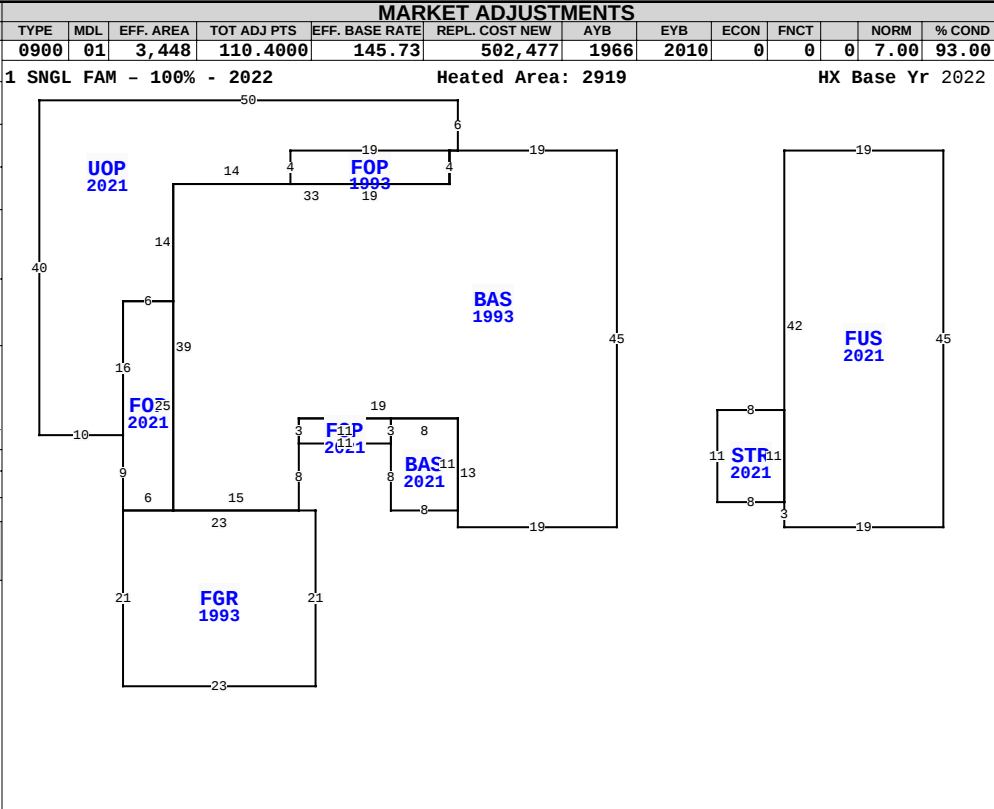
TOTALS	4,629			3,448	467,304
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EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
2	0810	CONCRETE A	0	100	0	0	376.00	SF	6.50	6.50	100	1966	1966	3	20	489	
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	33.00	33.00	100	2006	2006	3	24	760	
4	0911	SCRN RM A	1	100	35	9	315.00	SF	17.50	17.50	100	2024	2023		97	5,347	
5	0861	POOL GUNIT	0	100	32	15	480.00	SF	85.00	85.00	100	2024	2023		98	39,984	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
7	0911	SCRN RM A	0	100	0	0	1,623.00	SF	17.50	17.50	100	2024	2023		97	27,550	
8	0830	FLAGSTONE	0	100	0	0	808.00	SF	12.00	12.00	100	2024	2023		100	9,696	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	R-1	124.00	140.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							



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

212 LIGHTHOUSE CIR, FERNANDINA BEACH

TOTAL OB/XF																	87,746
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	
2	0810	CONCRETE A	0	100	0	0	376.00	SF	6.50	6.50	100	1966	1966	3	20	489	
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	33.00	33.00	100	2006	2006	3	24	760	
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8	0830	FLAGSTONE	0	100	0	0	808.00	SF	12.00	12.00	100	2024	2023		100	9,696	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		467,304	
TOTAL MARKET OB/XF VALUE		87,746	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		855,050	
SOH/AGL Deduction		327,933	
ASSESSED VALUE		527,117	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		471,395	
TOTAL JUST VALUE		855,050	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		809,631	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0384	POOL SCREEN ENCLD	31,760	07/28/2023
2023-0147	0861-15*32 855-?	92,000	04/17/2023
20222536	XFOB	9,202	10/20/2022
20200350	ADDITION	250,000	07/29/2020
20163305	KIT REM F	35,000	12/05/2016
20111172	REPAIR/RRF	2,000	07/19/2011

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2535/0339	1/10/2022	WD	U	I	11	100			

GRANTOR: CRABTREE PHYLLIS									
GRANTEE: CRABTREE PHYLLIS L/									
2519/1845	11/17/2021	WD	U	I	11	100			
GRANTOR: FULLER DAVID MARK									
GRANTEE: CRABTREE PHYLLIS									

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W19 W1 S4 W33 S39 E15 N8 N3 E19 S13 E19 N45 \$
UOP=[YR=2021;ORIG=-19,0] N6 W50 S40 E10 N16 E6 N14 E14 E19 N4 E1 \$
FUS=[YR=2021;ORIG=20,0] E19 S45 W19 N3 N42 \$
FGR=[YR=1993;ORIG=-59,43] S21 E23 N21 W23 \$
FOP=[YR=2021;ORIG=-59,34] S9 E6 N25 W6 S16 \$
BAS=[YR=2021;ORIG=-27,35] S8 E8 N11 W8 S3 \$
STR=[YR=2021;ORIG=20,42] W8 N11 E8 S11 \$
FOP=[YR=1993;ORIG=-39,4] N4 E19 S4 W19 \$
FOP=[YR=2021;ORIG=-38,35] E11 N3 W11 S3 \$
PTR=[ORIG=0,0] E20 W20 \$