LOT 34 IN OR 999/290
LIGHT HOUSE CIRCLE REPLAT
PB 5/4

BURROWS RICHARD &/BURROWS KATHERYN C
208 LIGHTHOUSE CR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1440-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

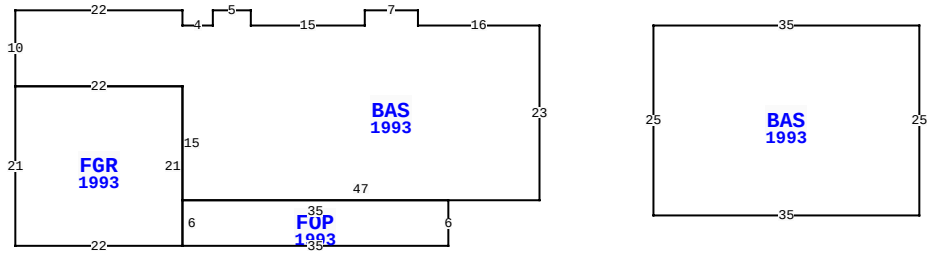
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	875	100	1993	875	79,722
BAS	1,325	100	1993	1,325	120,721
FGR	462	55	1993	254	23,142
FOP	210	30	1993	63	5,740
TOTALS	2,872			2,517	229,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,517	117.4080	117.41	295,521	1973	1990	0	0	0	22.40	77.60

1 SINGLE FAM – 100% - 2002 Heated Area: 2200 HX Base Yr 2002



208 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		229,324
TOTAL MARKET OB/XF VALUE		21,885
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		551,209
SOH/AGL Deduction		310,617
ASSESSED VALUE		240,592
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		189,870
TOTAL JUST VALUE		551,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121247	RE-ROOF	9,475	06/25/2012
20121075	H/AC	4,500	06/11/2012
983844	SWIM POOL	13,100	06/05/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0999/0290	7/24/2001	WD	Q	I		230,000

GRANTOR: WEEKS DONALD A
GRANTEE: BURROWS RICHARD & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 N2 W7 S2 W15 N2 W5 S2 W4 N2 W22 S10 FGR=[YR=1993] S21 E22 FOP=[YR=1993] E35 N6 W35 S6 $ N21 W22 $ E22 S15 E47 N23 $ PTR= E15 BAS=[YR=1993] E35 S25 W35 N25 $ W15 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1973	1973	3	31.6	632	
2	0810	CONCRETE A	0	100	0	0	1,434.00	SF	6.50	6.50	100	1974	1974	3	24	2,237	
3	0819	CONC 12"	0	100	4	4	16.00	SF	9.50	9.50	100	1973	1973	3	23	35	
4	0819	CONC 12"	0	100	4	10	40.00	SF	9.50	9.50	100	1973	1973	3	23	87	
5	0825	BRICK	0	100	4	3	12.00	SF	12.50	12.50	100	1973	1973	3	60	90	
6	0858	SCULP CONC	0	100	15	30	450.00	SF	13.00	13.00	100	2000	2000	3	93	5,441	
7	0858	SCULP CONC	0	100	12	4	48.00	SF	13.00	13.00	100	2000	2000	3	93	580	
8	0858	SCULP CONC	0	100	75	3	225.00	SF	13.00	13.00	100	2000	2000	3	93	2,720	
9	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2000	2000	3	23	5,630	
10	0845	KOOL DECK	0	100	0	0	794.00	SF	7.25	7.25	100	2000	2000	3	77	4,433	

TOTAL OB/XF 21,885

LAND DESCRIPTION

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	117.00	188.00	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