

LOT 35
IN OR 789/516
LIGHT HOUSE CIRCLE REPLAT

DOYLE MARY C/JOHANSSON ERIK I
206 LIGHTHOUSE CR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1440-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 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	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	3.	3. 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	2,346	100	1993	2,346	202,996
FGR	888	55	1993	488	42,226
FOP	86	30	1993	26	2,250
FSP	288	40	1993	115	9,951
FUS	753	100	1993	753	65,156
UOP	120	20	1993	24	2,077

TOTALS	4,481			3,752	324,656
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	1,275.00	SF	6.50
3	1241	WD DECK G	0	100	40	16	640.00	UT	11.50
4	0858	SCULP CONC	0	100	27	6	162.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	100.00	195.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,752	109.5255	109.53	410,957	1982	1982	0	0	0	21.00	79.00
1 SINGLE FAM - 100% - 2000 Heated Area: 3099 HX Base Yr 2000												

206 LIGHTHOUSE CIR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
2	0810	CONCRETE A	0	100	0	0	1,275.00	SF	6.50	6.50	100	1982	1982	3	35	2,901	
3	1241	WD DECK G	0	100	40	16	640.00	UT	11.50	11.50	100	2006	2006	3	40	2,944	
4	0858	SCULP CONC	0	100	27	6	162.00	SF	13.00	13.00	100	2000	2000	3	93	1,959	

TOTAL OB/XF													9,519		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	LA			
R-1	100.00	195.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000.00	3			

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		324,656	
TOTAL MARKET OB/XF VALUE		9,519	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		634,175	
SOH/AGL Deduction		361,889	
ASSESSED VALUE		272,286	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		221,564	
TOTAL JUST VALUE		634,175	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		595,535	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061408	XFOB	4,000	06/20/2006
20052029	REPAIR/RRF	5,000	06/20/2005
20010617	REPAIR/RRF	11,000	04/09/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2533/1905	1/22/2022	QC	U	I	11	100			
GRANTOR: DOYLE MARY C & INGEMA									
GRANTEE: DOYLE MARY C & ERIK									
0789/0516	4/03/1997	WD	Q	I		186,000			
GRANTOR: MAGOVERN CHARLES N &									
GRANTEE: DOYLE MARY C & INGE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W15 FSP=[YR=1993] N12 W24 S12 E24\$ W24 N12 W30 FGR=[YR=1993] W10 S54 R8 U8 E20 N22 W18 N24 \$ S24 E18 S22 E5 D9 R9 FOP=[YR=1993] E14 N9 W5 D9 L9 \$ U9 R9 E13 N3 E15 N31\$ PTR= E20 FUS=[YR=1993] E24 S12 E15 S31 UOP=[YR=1993] S8W15 N8 E15\$ W15 N31 W24 N12\$ W20\$.									