LOT 36
IN OR 2134/650
LIGHT HOUSE CIRCLE REPLAT

GIBSON TOM L & SUSAN M
204 LIGHTHOUSE CR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1440-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	04	Quality Level 04

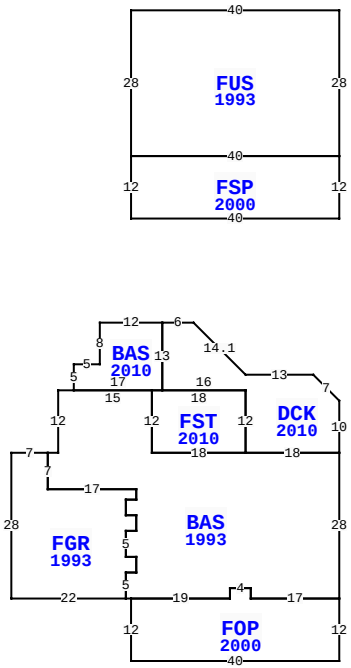
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	1993	1,445	139,942
BAS	181	100	2010	181	17,529
DCK	416	10	2010	42	4,067
FGR	527	55	1993	290	28,085
FOP	488	30	2000	146	14,140
FSP	480	40	2000	192	18,595
FST	216	55	2010	119	11,524
FUS	1,120	100	1993	1,120	108,467
TOTALS	4,873			3,535	342,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,535	109.4310	109.43	386,835	1982	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2746 HX Base Yr 2018



204 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		342,349
TOTAL MARKET OB/XF VALUE		28,958
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		671,307
SOH/AGL Deduction		306,689
ASSESSED VALUE		364,618
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		313,896
TOTAL JUST VALUE		671,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		632,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200120	SWIM POOL	119,500	03/18/2020
20190236	SIDING/HBRD	0	03/25/2019
20122311	REPLACE DRIVEWAY	0	11/15/2012
20120206	14 WINDOWS REPLAC	12,886	02/08/2012
20102068	H/AC	2,800	12/03/2010
20101719	NEW CONSTR	3,500	10/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2134/0650	7/12/2017	WD	Q	I	01	390,000
GRANTOR: THONEY BARBARA J						
GRANTEE: GIBSON TOM L & SUSA						
1869/1726	7/25/2013	QC	U	I	11	100
GRANTOR: THONEY BARBARA J & JA						
GRANTEE: THONEY BARBARA J						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2010] L5 U5 W13 U10 L10 W6 BAS=[YR=2010] W12S8W5S5 BAS=[YR=1993] W3 S12 W2 FGR=[YR=1993] W7 S28E22N5 E2 N3 W2 N5 E2 N3 W2 N3 E2 N2 W17 N7 $ S7 E17 S2 W2 S3E2S3 W2 S5 E2 S3 W2 S5 E1 FOP=[YR=2000] S12 E40 N12 W17 N2 W4S2 W19 $ E19 N2 E4 S2 E17 N28W18 FST=[YR=2010] N12W18S12E18$ W18N12W15$ E17 N13$ S13E16S12E18N10$ PTR= N35 FSP=[YR=2000] N12 FUS=[YR=1993] N28W40S28 E40$W40S12E40$ S35$.

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	1982	1982	3	49	980	
2	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	1982	1982	3	35	546	
3	0810	CONCRETE A	0	100	0	0	1,160.00	SF	6.50	6.50	100	1985	1985	3	44	3,318	
4	0810	CONCRETE A	0	100	0	0	392.00	SF	6.50	6.50	100	1993	1993	3	64	1,631	
5	0861	POOL GUNIT	0	100	0	0	315.00	SF	63.75	63.75	100	2020	2020	3	90	18,073	
6	0855	CONC PAVER	0	100	0	0	450.00	SF	10.00	10.00	100	2020	2020	3	98	4,410	

LAND DESCRIPTION

TOTAL OB/XF 28,958

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	110.00	143.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 04/27/2021 BY RK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS