LOT 6
IN OR 693 PG 591
LIGHTHOUSE LANE SUB PB 4/45

WILLIAMS CHARLES A JR & VICKIE
311 LIGHTHOUSE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1445-0006-0000

BUILDING CHARACTERISTICS

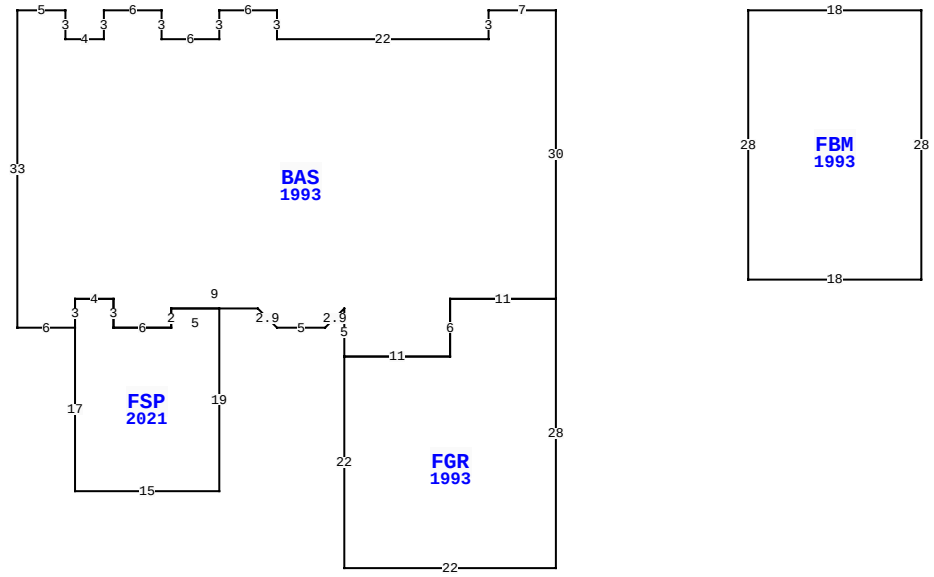
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,718	100	1993	1,718	150,258
FBM	504	80	1993	403	35,247
FGR	550	55	1993	302	26,413
FSP	277	40	2021	111	9,708
TOTALS	3,049			2,534	221,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,534	112.1280	112.13	284,137	1980	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 1994 Heated Area: 2121 HX Base Yr 1994



311 LIGHTHOUSE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		221,627
TOTAL MARKET OB/XF VALUE		5,219
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		526,846
SOH/AGL Deduction		329,301
ASSESSED VALUE		197,545
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,823
TOTAL JUST VALUE		526,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210999	ADDITION	0	02/12/2021
20101952	H/AC	6,000	11/10/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0693/0591	12/02/1993	WD	Q	I		129,500
GRANTOR: HICKS TERRY & FRANKIE						
GRANTEE: WILLIAMS CHARLES JR						
0295/0468	7/01/1979	WD	Q	V		12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 S3 W22 N3 W6 S3 W6 N3 W6 S3 W4 N3 W5 S33 E6
FSP=[YR=2021] S17 E15 N19 W5 S2 W6 N3 W4 S3$N3 E4S3 E6N2 E9
D2 R2 E5 U2 R2 S5 FGR=[YR=1993] S22 E22 N28 W11 S6 W11$E11
N6E11 N30$ PTR= E20 FBM=[YR=1993] E18 S28 W18 N28$ W20$.

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	0940	SHEDS/PORT	0	100	16	16	256.00	SF	30.00	30.00	100	2000	2000	3	20	1,536	
2	0855	CONC PAVER	0	100	0	0	372.00	SF	10.00	10.00	100	2021	2021	3	99	3,683	

LAND DESCRIPTION

TOTAL OB/XF 5,219

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		R-1	120.00	110.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 02/24/2022 BY RK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS