LOT 7
LIGHTHOUSE LANE SUB PB 4/45

CHICHESTER TRACEY & ROBERT
315 LIGHTHOUSE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1445-0007-0000

BUILDING CHARACTERISTICS

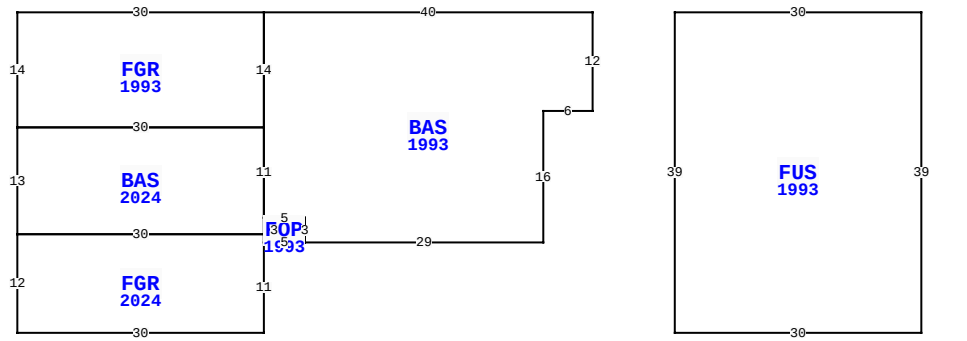
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,009	100	1993	1,009	104,752
BAS	390	100	2024	390	40,489
FGR	420	55	1993	231	23,982
FGR	360	55	2024	198	20,556
FOP	15	30	1993	4	415
FUS	1,170	100	1993	1,170	121,466
TOTALS	3,364			3,002	311,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,002	113.9880	150.46	451,681	1982	1982	0	0	0	31.00	69.00

1 SNGL FAM – 100% - 2024 Heated Area: 2569 HX Base Yr 2024



315 LIGHTHOUSE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 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		311,660
TOTAL MARKET OB/XF VALUE		69,608
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		606,268
SOH/AGL Deduction		0
ASSESSED VALUE		606,268
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		555,546
TOTAL JUST VALUE		606,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0237	500SF POOL	90,000	06/02/2023
2023-0261	28*20 MTL CRPT	18,614	05/26/2023
20072209	REPAIR/RRF	6,600	12/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1935	1/06/2023	WD	U	I	30	539,000
GRANTOR: CHICHESTER WARREN F &						
GRANTEE: CHINCHESTER TRACEY						
2453/1764	4/19/2021	WD	Q	I	01	539,000
GRANTOR: KITCHENS MARY F L/E						
GRANTEE: CHICHESTER WARREN F						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993;ORIG=-40,0] W30 S14 E30 N14 $
FUS=[YR=1993;ORIG=10,0] E30 S39 W30 N39 $
BAS=[YR=1993;ORIG=0,0] W40 S14 S11 E5 S3 E29 N16 E6 N12 $
FOP=[YR=1993;ORIG=-40,28] E5 N3 W5 S3 $
PTR=[ORIG=0,0] E10 W10 $
BAS=[YR=2024;ORIG=-70,14] E30 S11 S2 W30 N13 $
FGR=[YR=2024;ORIG=-70,27] E30 S1 S11 W30 N12 $
.

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	0812	CONCRETE C	0	100	0	0	2,920.00	SF	4.00	4.00	100	1990	1990	3	57	6,658	
2	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	2007	2007	3	44	4,435	
3	0351	CARPORT MT	0	100	20	28	560.00	SF	10.00	10.00	100	2024	2023		97	5,432	
4	0866	POOL FIBER	0	100	0	0	500.00	SF	72.00	72.00	100	2024	2023		97	34,920	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
6	0855	CONC PAVER	0	100	0	0	1,450.00	SF	10.00	10.00	100	2024	2023		100	14,500	
7	0476	VF 6 SBPL	0	100	0	0	45.00	LF	32.00	32.00	100	2024	2023		99	1,426	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 69,608

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	96.00	120.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 01/31/2024 BY TW Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS