LOT 10
IN OR 855/1870
LIGHTHOUSE LANE SUB PB 4/45

DAVIS ERNEST P III & VALERIE
P O BOX 154
FERNANDINA BEACH, FL 32035

2025

00-00-31-1445-0010-0000

BUILDING CHARACTERISTICS

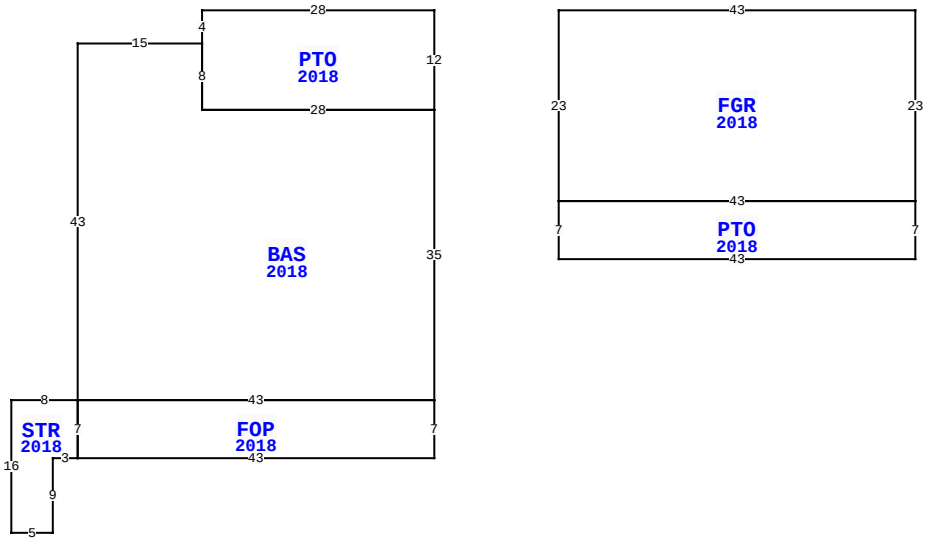
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	17	CB STUCCO 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100
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	1,625	100	2018	1,625	235,620
FGR	989	55	2018	544	78,878
FOP	301	30	2018	90	13,050
PTO	301	5	2018	15	2,175
PTO	336	5	2018	17	2,465
STR	101	10	2018	10	1,450
TOTALS	3,653			2,301	333,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,301	112.8960	149.02	342,895	2018	2018	0	0	0	2.70	97.30

1 SNGL FAM – 100% - 2019 Heated Area: 1625 HX Base Yr 2019



306 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		333,637
TOTAL MARKET OB/XF VALUE		4,586
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		638,223
SOH/AGL Deduction		284,695
ASSESSED VALUE		353,528
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		302,806
TOTAL JUST VALUE		638,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		597,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0553	SUNROOM	72,099	11/18/2024
20172005	CO ISSUED	0	07/09/2018
20172005	NEW CONSTR	233,309	06/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1652/0141	12/03/2009	WD	U	V	30	50,000
GRANTOR: FEENER BETTY DAVIS						
GRANTEE: DAVIS ERNEST P III						
0855/1870	11/17/1998	WD	Q	V		37,500
GRANTOR: BILLINGS RICHARD						
GRANTEE: FEENER BETTY DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W28 S4 BAS=[YR=2018] W15 S43 STR=[YR=2018] W8 S16 E5 N9 E3 FOP=[YR=2018] E43 N7 W43 S7$ N7$ E43 N35 W28 N8$ S8 E28 N12$ PTR= E15 FGR=[YR=2018] E43 S23 PTO=[YR=2018] S7 W43 N7 E43$ W43 N23$ W15$.

EXTRA FEATURES

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	0911	SCRN RM A	0	100	28	12	336.00	SF	17.50	17.50	100	2018	2018	3	78	4,586	

LAND DESCRIPTION

TOTAL OB/XF 4,586

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100.00	110.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 06/23/2025 BY HS Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS