

LOT 11
LIGHTHOUSE LANE SUB PB 4/45

ANDERSON ELIZABETH B
302 LIGHTHOUSE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1445-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,078	100	1993	1,078	130,163
FGR	504	55	1993	277	33,446
FOP	18	30	1993	5	604
FUS	748	100	1993	748	90,316
PTO	56	5	1993	3	363
STR	30	10	1993	3	363

TOTALS	2,434			2,114	255,253
--------	-------	--	--	-------	---------

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0500	FP-PRE FAB	0 100	0	0
2	0810	CONCRETE A	0 100	32	3
3	0810	CONCRETE A	0 100	25	16
4	1242	WD DECK A	0 100	0	0
5	1242	WD DECK A	0 100	0	0
6	0851	PATIO STON	0 100	0	0
7	1242	WD DECK A	0 100	8	6

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,114	117.3060	154.84	327,332	1977	1990	0	0	22.02	77.98
1 SNGL FAM - 100% - 2009											
Heated Area: 1826											
HX Base Yr 2009											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1977
2	0810	CONCRETE A	0 100	32	3	96.00	SF	6.50	6.50	100	1977
3	0810	CONCRETE A	0 100	25	16	400.00	SF	6.50	6.50	100	1977
4	1242	WD DECK A	0 100	0	0	248.00	SF	10.00	10.00	100	1994
5	1242	WD DECK A	0 100	0	0	372.00	SF	7.50	7.50	100	2008
6	0851	PATIO STON	0 100	0	0	335.00	SF	1.50	1.50	100	1998
7	1242	WD DECK A	0 100	8	6	48.00	SF	7.50	7.50	100	2009

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		R-1	100.00	110.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	255,253		
TOTAL MARKET OB/XF VALUE	4,054		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	559,307		
SOH/AGL Deduction	359,945		
ASSESSED VALUE	199,362		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	148,640		
TOTAL JUST VALUE	559,307		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	522,442		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101317	REPAIR/RRF	2,100	08/09/2010
7086	REPAIR/RRF	1,500	06/05/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2572/0840	6/10/2022	QC	U	I	11
GRANTOR: MCQUEEN MICHAEL KENT					
GRANTEE: ANDERSON ELIZABETH					
1684/0151	6/16/2010	QC	U	I	11
GRANTOR: ANDERSON ELIZABETH &					
GRANTEE: MCQUEEN MICHAEL K &					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=1993] W8 PTO=[YR=1993] N8W4 D4 L4 S4E8\$ W40S26E16					
STR=[YR=1993] S3E10 FGR=[YR=1993] S13E22N27W4S5W18S9\$N3 W10\$					
E4FOP=[YR=1993] E6N3W6S3\$N3E6N3 E18N5E4N15\$ PTR=E15					
FUS=[YR=1993] S34E22N34W22\$ W15\$.					