

WHITAKER MELBA P LIVING TRUST/WHITAKER MELBA P TRU
222 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

00-00-31-114A-0069-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10004PLYWOOD 10008SHT VINYL 7014CARPET 3013CENTRAL 10004AIR DUCTED 1003100210002WOOD FRAME 1002.2. 100010002DIST FB 10000NONE 100Quality03Quality Level 03DOR CODE0800MULTI-FAMILYMAP NUMMKT AREA01NEIGHBORHOOD/LOC1058.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS576100199357666,743FUS1,04410019931,044120,971UGR60045199327031,285UOP182019934464UOP282019936695UOP60201993121,391TOTALES2,3261,912221,549EXTRA FEATURESBLD DATEXF DATEINC DATELGL DATELAND DATEAG DATEOB/XF MKT VALUENOTES11242WD DECK A003020600.00SF10.0010.00100195019503201,200LAND DESCRIPTIONTOTAL OB/XF1,200LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTH TOT LND UTSTUNITTYPE DTDPHFAC% CONDTOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000800CMULTI-FAMILY0R-2100.00110.00100.00FF1.001.000.728,500.006,120.00612,000REVIEW DATE06/06/2024BYKBA Total Acres: 0.00Total Land Value: 612,000Market: 0Agricultural: 0Common: 612,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATE REPL. COST NEWAYBEYBECONFNCTNORM% COND2700011,912103.8800144.39276,074193919750019.7580.25

Heated Area: 1620HX Base Yr

UGR 1993BAS 1993FUS 1993UOP 1993UOP 1993UOP 1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE221,549TOTAL MARKET OB/XF VALUE1,200TOTAL LAND VALUE - MARKET612,000TOTAL MARKET VALUE834,749SOH/AGL Deduction126,829ASSESSED VALUE707,920TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE707,920TOTAL JUST VALUE834,749NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE753,811SALES DATAOFF RECORD NumberDATETYPEINSTQU / V I RSN CD SALE PRICE1735/04034/14/2011WD U I 11100GRANTOR: WHITAKER MELBA P & ROGRANTEE: WHITAKER MELBA P &1709/122011/10/2010WD U I 30100GRANTOR: WHITAKER MELBA PGRANTEE: WHITAKER MELBA P &BUILDING NOTESBUILDING DIMENSIONSUGR=[YR=1993] W30S10BAS=[YR=1993] W24 S14 UOP=[YR=1993] W6 S10 E6 N10 \$ S10 E24 N24 \$ S10 E30 N20 \$ PTR= E20FUS=[YR=1993] E18S46 W24 UOP=[YR=1993] W4 N7 E4 S7 \$ N36UOP=[YR=1993] N3 E6 S3 W6 \$ E6 N10 \$ W20 \$.