LOT 1
LIGHTHOUSE CIRCLE SUB PB 3/49

HAAK KENNETH E & LYNN M
201 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1420-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

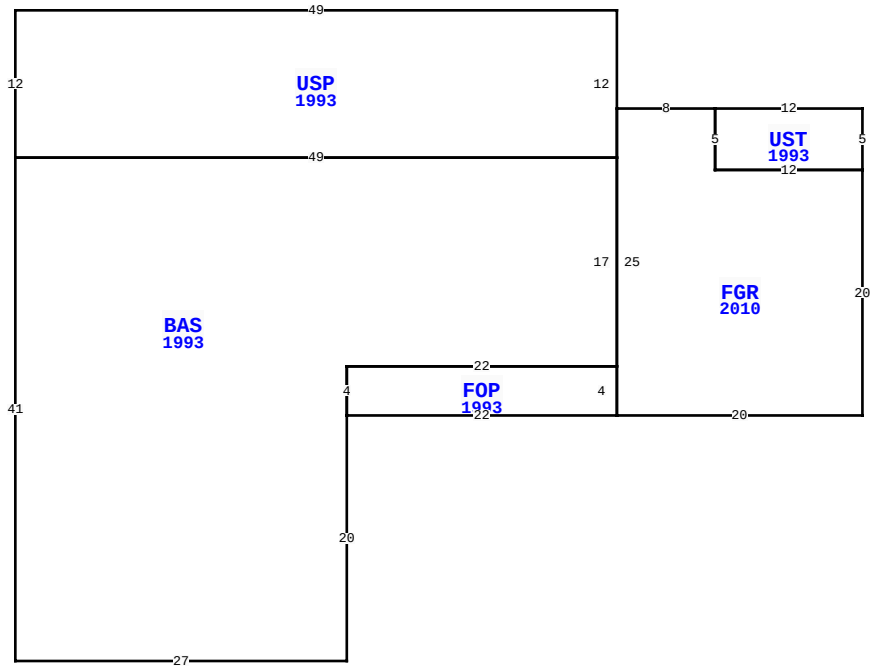
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,481	100	1993	1,481	227,351
FGR	440	55	2010	242	37,150
FOP	88	30	1993	26	3,991
USP	588	30	1993	176	27,018
UST	60	45	1993	27	4,145
TOTALS	2,657			1,952	299,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,952	137.8762	191.65	374,101	1959	1998	0	0	0	19.90	80.10

1 SNGL FAM 100% - 2023 Heated Area: 1481 HX Base Yr 2023



201 LIGHTHOUSE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		299,655
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		675,000
TOTAL MARKET VALUE		974,655
SOH/AGL Deduction		242,008
ASSESSED VALUE		732,647
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		681,236
TOTAL JUST VALUE		974,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		946,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121163	INSTALL SEWER LIN	800	06/18/2012
20100967	REMODEL	6,000	06/10/2010
20100968	REMODEL	600	06/10/2010
20033021	ELEC OTHER	1,000	04/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2420/0378	12/21/2020	WD	Q	I	01	810,000
GRANTOR: FILLET-GENTRY TRUST						
GRANTEE: HAAK KENNETH E & LY						
1800/1283	7/02/2012	WD	U	I	11	100
GRANTOR: GENTRY FREDERICK J &						
GRANTEE: GENTRY FREDERICK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S41 E27 N20 FOP=[YR=1993] E22 FGR=[YR=2010] E20 N20 UST=[YR=1993] N5 W12 S5E12$ W12 N5 W8 S25 $ N4 W22S4$ N4 E22 N17$ USP=[YR=1993] N12 W49 S12E49$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000131	C	RES CREEK	100	0006	R-1	100.00	285.00	100.00	FF		1.00	1.00	1.00	6,750.00	6,750.00	675,000							

REVIEW DATE 01/22/2024 BY KBA Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 07/09/2026 BY SYS