LOT 2
LIGHTHOUSE CIRCLE SUB PB 3/49

PALLAN LIVING TRUST/PAULETTE EMILY E TRUSTEE
1903 CANTERBURY LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-1420-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

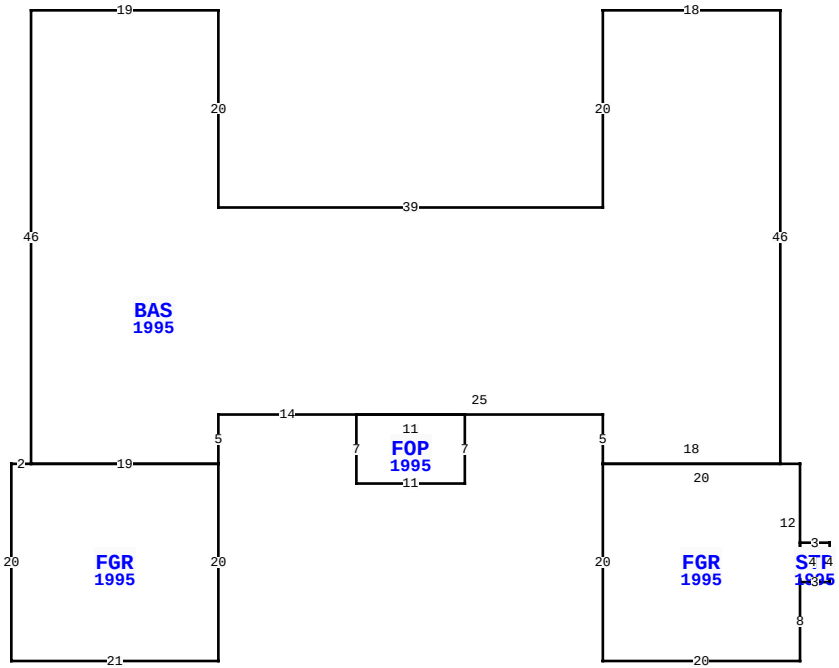
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,521	100	1995	2,521	357,470
FGR	400	55	1995	220	31,195
FGR	420	55	1995	231	32,755
FOP	77	30	1995	23	3,261
STP	12	10	1995	1	142
TOTALS	3,430			2,996	424,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,996	120.0150	166.82	499,793	1995	1995	0	0	0	15.00	85.00

1 SNGL FAM 0% - 2025 Heated Area: 2521 HX Base Yr



203 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	424,824
TOTAL MARKET OB/XF VALUE	53,611
TOTAL LAND VALUE - MARKET	675,000
TOTAL MARKET VALUE	1,153,435
SOH/AGL Deduction	0
ASSESSED VALUE	1,153,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,153,435
TOTAL JUST VALUE	1,153,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,095,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052893	REMODEL	2,000	10/20/2005
B8925	SWIM POOL	19,840	03/13/1995
B8895	NEW CONSTR	163,900	02/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/365	4/15/2024	FJ	U	I	11	0
GRANTOR: PALLAN DENNIS A EST						
GRANTEE: PALLAN LIVING TRUST						
2706/341	4/15/2024	FJ	U	I	11	0
GRANTOR: PALLAN DENNIS A EST						
GRANTEE: PALLAN LIVING TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W18 S20 W39 N20 W19 S46 FGR=[YR=1995] W2 S20 E21 N20 W19 $ E19 N5 E14 FOP=[YR=1995] S7 E11 N7 W11 $ E25 S5 FGR=[YR=1995] S20 E20 N8 STP=[YR=1995] E3 N4 W3 S4 $ N12 W20 $ E18 N46 $.

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	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	1995	1995	04	85	42,500	
3	0300	BOAT DCK W	0	0	0	0	673.00	SF	80.00	80.00	100	1995	1995	3	20	10,768	
5	0350	CARPORT WD	0	0	20	10	200.00	SF	8.58	8.58	100	1995	1995	3	20	343	

LAND DESCRIPTION

TOTAL OB/XF 53,611

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	0		R-1	100.00	293.00	100.00	FF		1.00	1.00	1.00	6,750.00	6,750.00	675,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 675,000 Market: 0 Agricultural: 0 Common: 675,000 PRINTED 07/09/2026 BY SYS