

LOT 3  
IN OR 788/1452  
LIGHTHOUSE CIRCLE SUB PB 3/49

STEGER SUSAN H  
205 LIGHTHOUSE CR  
FERNANDINA BEACH, FL 32034

2026

00-00-31-1420-0003-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 14 | WD SHINGLE 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 50     |
| Interior Wall            | 08 | DECORATIVE 50  |
| Interior Floo            | 12 | HARDWOOD 100   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  |    | 2. 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 |                  |

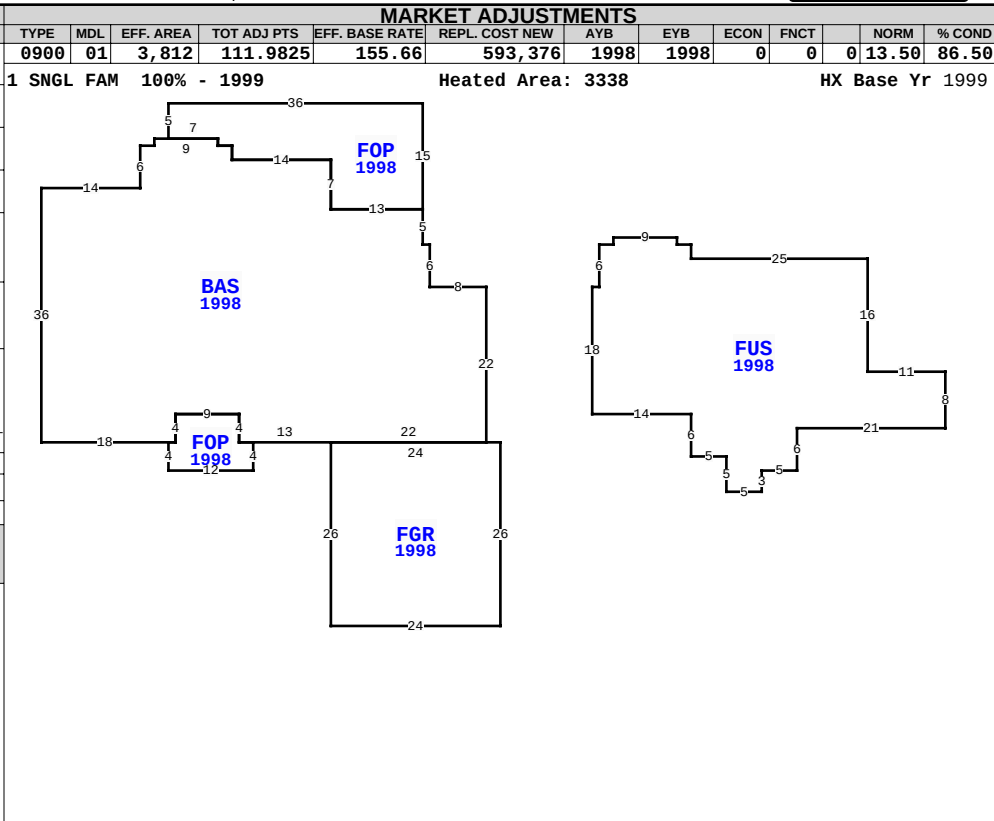
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,216            | 100         | 1998 | 2,216        | 298,376              |
| FGR       | 624              | 55          | 1998 | 343          | 46,183               |
| FOP       | 84               | 30          | 1998 | 25           | 3,367                |
| FOP       | 354              | 30          | 1998 | 106          | 14,273               |
| FUS       | 1,122            | 100         | 1998 | 1,122        | 151,073              |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,400 |  |  | 3,812 | 513,270 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |     |        |    |          |
|----------------|------------|-------------|-----|-----|----|-----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W   | UNITS  | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0   | 1.00   | UT | 3,500.00 |
| 2              | 0819       | CONC 12"    | 0   | 100 | 4  | 6   | 24.00  | SF | 9.50     |
| 4              | 0300       | BOAT DCK W  | 0   | 100 | 4  | 149 | 596.00 | SF | 40.00    |
| 5              | 0300       | BOAT DCK W  | 0   | 100 | 16 | 10  | 160.00 | SF | 40.00    |
| 6              | 0311       | WD GANG WY  | 0   | 100 | 0  | 0   | 20.00  | SF | 45.00    |
| 7              | 0303       | FLT DOCK W  | 0   | 100 | 8  | 20  | 160.00 | SF | 26.00    |
| 8              | 0317       | DCK PLNG W  | 0   | 100 | 0  | 0   | 2.00   | UT | 1,000.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 000131   | C   | RES CREEK            | 100 |     | R-1      | 100.00 | 290.00 | 100.00      |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|



|                                      |          |           |            |     |
|--------------------------------------|----------|-----------|------------|-----|
| 205 LIGHTHOUSE CIR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/06/2026 | MLU |
|                                      | XF DATE  | LAND DATE |            |     |
|                                      | INC DATE | AG DATE   |            |     |

| 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   | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0   | 1.00   | UT | 3,500.00 | 3,500.00       | 100       | 1998    | 1998        | 3 | 79     | 2,765           |       |
| 2   | 0819       | CONC 12"    | 0   | 100 | 4  | 6   | 24.00  | SF | 9.50     | 9.50           | 100       | 1998    | 1998        | 3 | 72     | 164             |       |
| 4   | 0300       | BOAT DCK W  | 0   | 100 | 4  | 149 | 596.00 | SF | 40.00    | 40.00          | 100       | 1995    | 1995        | 3 | 20     | 4,768           |       |
| 5   | 0300       | BOAT DCK W  | 0   | 100 | 16 | 10  | 160.00 | SF | 40.00    | 40.00          | 100       | 1995    | 1995        | 3 | 20     | 1,280           |       |
| 6   | 0311       | WD GANG WY  | 0   | 100 | 0  | 0   | 20.00  | SF | 45.00    | 45.00          | 100       | 1995    | 1995        | 3 | 20     | 180             |       |
| 7   | 0303       | FLT DOCK W  | 0   | 100 | 8  | 20  | 160.00 | SF | 26.00    | 26.00          | 100       | 1995    | 1995        | 3 | 20     | 832             |       |
| 8   | 0317       | DCK PLNG W  | 0   | 100 | 0  | 0   | 2.00   | UT | 1,000.00 | 1,000.00       | 100       | 1995    | 1995        | 3 | 20     | 400             |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|
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| NASSAU COUNTY PROPERTY    |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              | STANDARD  |  |             |
| Tax Group: 2              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     | 513,270   |  |             |
| TOTAL MARKET OB/XF VALUE  | 10,389    |  |             |
| TOTAL LAND VALUE - MARKET | 675,000   |  |             |
| TOTAL MARKET VALUE        | 1,198,659 |  |             |
| SOH/AGL Deduction         | 667,995   |  |             |
| ASSESSED VALUE            | 530,664   |  |             |
| TOTAL EXEMPTION VALUE     | 51,411    |  |             |
| BASE TAXABLE VALUE        | 479,253   |  |             |
| TOTAL JUST VALUE          | 1,198,659 |  |             |
| NCON VALUE                | 0         |  |             |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   | 1,161,068 |  |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 10654B     | NEW CONSTR  | 250,000 | 08/18/1997 |

| SALES DATA                |           |           |     |     |            |
|---------------------------|-----------|-----------|-----|-----|------------|
| OFF RECORD Number         | DATE      | TYPE INST | Q U | V I | RSN CD     |
| 0788/1452                 | 3/31/1997 | WD        | Q   | V   |            |
| GRANTOR: HARDEE SUZANNE D |           |           |     |     | SALE PRICE |
| GRANTEE: STEGER SUSAN H   |           |           |     |     | 94,000     |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                                       |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| BAS=[YR=1998] W8 N6 W1 N5 FOP=[YR=1998] N15 W36 S5 E7 S1 E2 S2 E14 S7 E13 \$ W13 N7 W14 N2 W2 N1 W9 S1 W2 S6 W14 S36 E18 FOP=[YR=1998] S4 E12 N4 W2 N4 W9 S4 W1 \$ E1 N4 E9 S4 E13 FGR=[YR=1998] S26 E24 N26 W24 \$ E22 N22 \$ PTR= E15 FUS=[YR=1998] E1 N6 E2 N1 E9 S1 E2 S2 E25 S16 E11 S8 W21 S6 W5 S3 W5 N5 W5 N6 W14 N18 \$ W15 \$ . |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|
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