LOT 4 IN OR 766/472
LIGHTHOUSE CIRCLE SUB
PB 3/49

TAYLOR DONALD W & SUSAN B
207 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1420-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

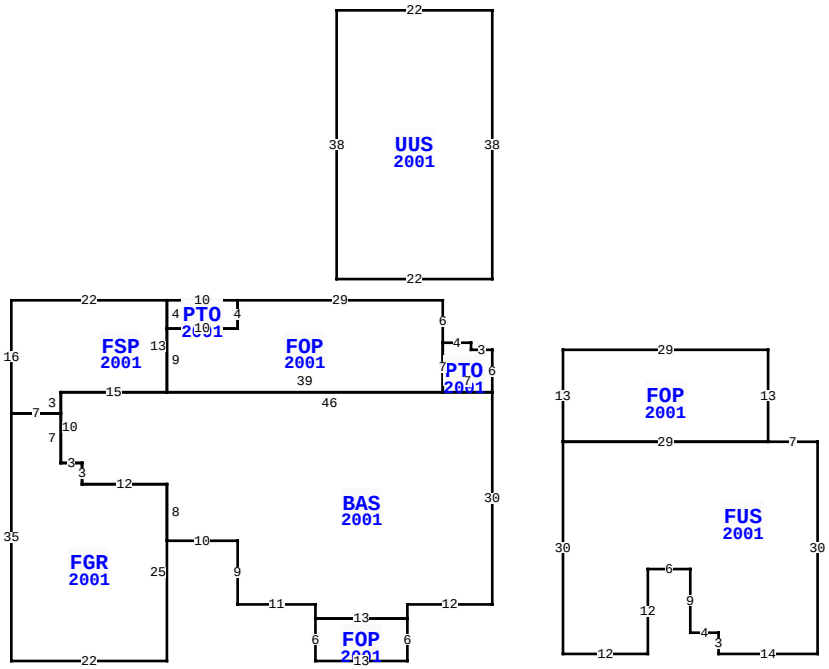
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,502	100	2001	1,502	215,288
FGR	629	55	2001	346	49,593
FOP	78	30	2001	23	3,296
FOP	377	30	2001	113	16,196
FOP	467	30	2001	140	20,067
FSP	307	40	2001	123	17,630
FUS	996	100	2001	996	142,761
PTO	40	5	2001	2	287
PTO	46	5	2001	2	287
UUS	836	50	2001	418	59,914
TOTALS	5,278			3,665	525,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,665	117.1800	162.88	596,955	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2002 Heated Area: 2498 HX Base Yr 2002



207 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		525,320
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		675,000
TOTAL MARKET VALUE		1,208,520
SOH/AGL Deduction		543,137
ASSESSED VALUE		665,383
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		613,972
TOTAL JUST VALUE		1,208,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,165,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102096	H/AC	3,800	12/07/2010
2003516	NEW CONSTR	190,000	07/19/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0766/0472	7/24/1996	WD	Q	V		110,000
GRANTOR: WEEKS DONALD A						
GRANTEE: TAYLOR DONALD W & S						
0290/0508	5/01/1979	WD	Q	V		22,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2001] W3 N1 W4 FOP=[YR=2001] N6 W29 PTO=[YR=2001] W10 FSP=[YR=2001] W22 S16 FGR=[YR=2001] S35 E22 N25 W12 N3 W3 N7 W7 $ E7 N3 E15 N13 $ S4 E10 N4 $ S4 W10 S9 BAS=[YR=2001] W15 S10 E3 S3 E12 S8 E10 S9 E11 S2 FOP=[YR=2001] S6 E13 N6 W13 $ E13 N2 E12 N30 W46 $ E39 N7 $ S7 E7 N6 $ PTR= E10 FOP=[YR=2001] E29 S13 FUS=[YR=2001] E7 S30 W14 N3 W4 N9 W6 S12 W12 N30 E29 $ W29 N13 $ W10 $ PTR= N10 UUS=[YR=2001] N38 W22 S38 E22 $ S10 $.

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	0300	BOAT DCK W	0	100	151	4	604.00	SF	40.00	40.00	100	1995	1995	3	20	4,832	
2	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	1995	1995	3	20	180	
3	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	1995	1995	3	20	1,040	
4	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1995	1995	3	20	400	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	83	1,660	
6	0819	CONC 12"	0	100	2	6	12.00	SF	9.50	9.50	100	2001	2001	3	77	88	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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		R-1	100.00	284.00	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