



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

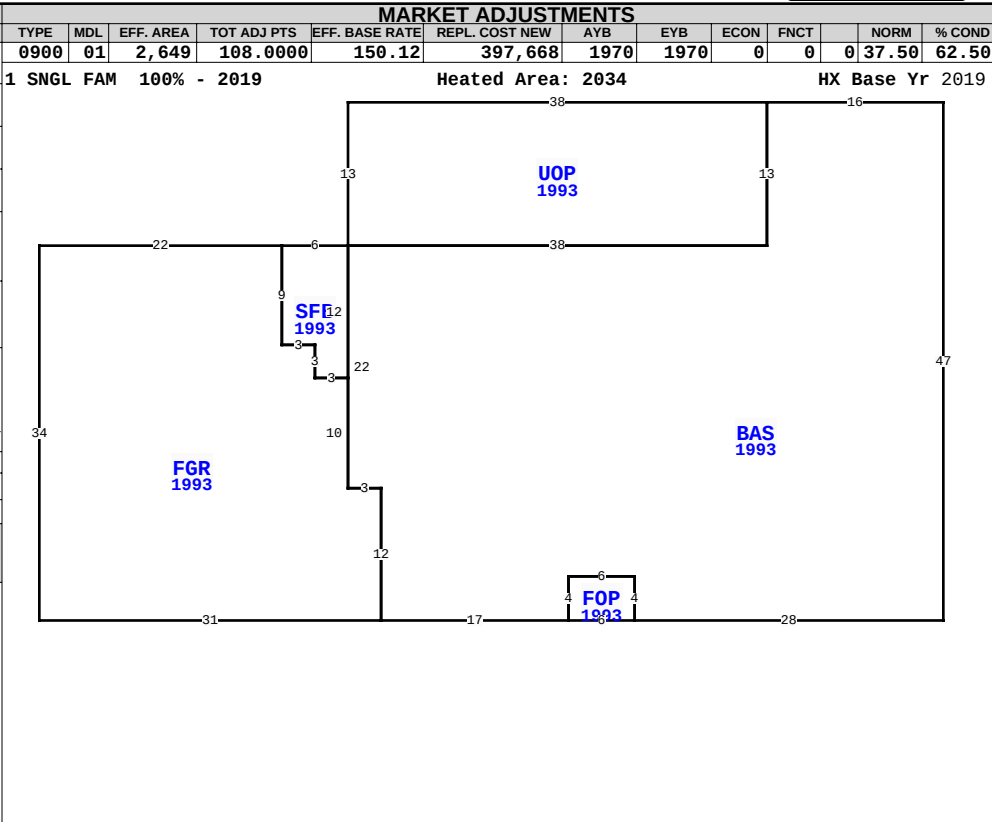
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1993	1,984	186,149
FGR	925	55	1993	509	47,757
FOP	24	30	1993	7	657
SFB	63	80	1993	50	4,691
UOP	494	20	1993	99	9,289

TOTALS	3,490			2,649	248,542
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
5	0300	BOAT DCK W	0	100	0	0	565.00	SF	40.00	40.00	
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	
7	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000131	C	RES CREEK	100		R-1	100.00	270.00	100.00	FF	

REVIEW DATE	02/27/2024	BY	TWA
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209 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
5	0300	BOAT DCK W	0	100	0	0	565.00	SF	40.00	40.00	100	2024	2018		81	18,306	
6	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2024	2018		74	1,702	
7	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2024	2018		81	4,212	
8	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2024	2018		74	1,480	

TOTAL OB/XF												25,700					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000131	C	RES CREEK	100		R-1	100.00	270.00	100.00	FF		1.00	1.00	1.00	6,750.00	6,750.00	675,000

Total Acres: 0.00	Total Land Value: 675,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				248,542	
TOTAL MARKET OB/XF VALUE				25,700	
TOTAL LAND VALUE - MARKET				675,000	
TOTAL MARKET VALUE				949,242	
SOH/AGL Deduction				508,795	
ASSESSED VALUE				440,447	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				389,036	
TOTAL JUST VALUE				949,242	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				927,342	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091630	REMODEL	2,624	12/01/2009
20090698	REPAIR/RRF	2,400	06/04/2009
20071934	ADDITION	4,750	10/12/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2838/1901	12/22/2025	LE	U	I	11	100	
GRANTOR: JOYCE BILLY MARK							
GRANTEE: JOYCE BRANDON JAMES							
2219/1179	8/17/2018	WD	U	I	30	100,000	
GRANTOR: JOYCE MARK & KAREN JO							
GRANTEE: JOYCE BILLY MARK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 UOP=[YR=1993] W38 S13 SFB=[YR=1993] W6											
FGR=[YR=1993] W22 S34 E31 N12 W3 N10 W3 N3 W3 N9 \$ S9 E3 S3											
E3 N12 \$ E38 N13 \$ S13 W38 S22 E3 S12 E17 FOP=[YR=1993] E6											
N4 W6 S4 \$ N4 E6 S4 E28 N47 \$.											