

PT OF LOTS 6 & 7
IN OR 2568/769
LIGHTHOUSE CIRCLE SUB PB 3/49

OWENS CLAUDE K JOINT REVOCABLE LIVING TRUST/OWENS
211 LIGHTHOUSE CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1420-0006-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

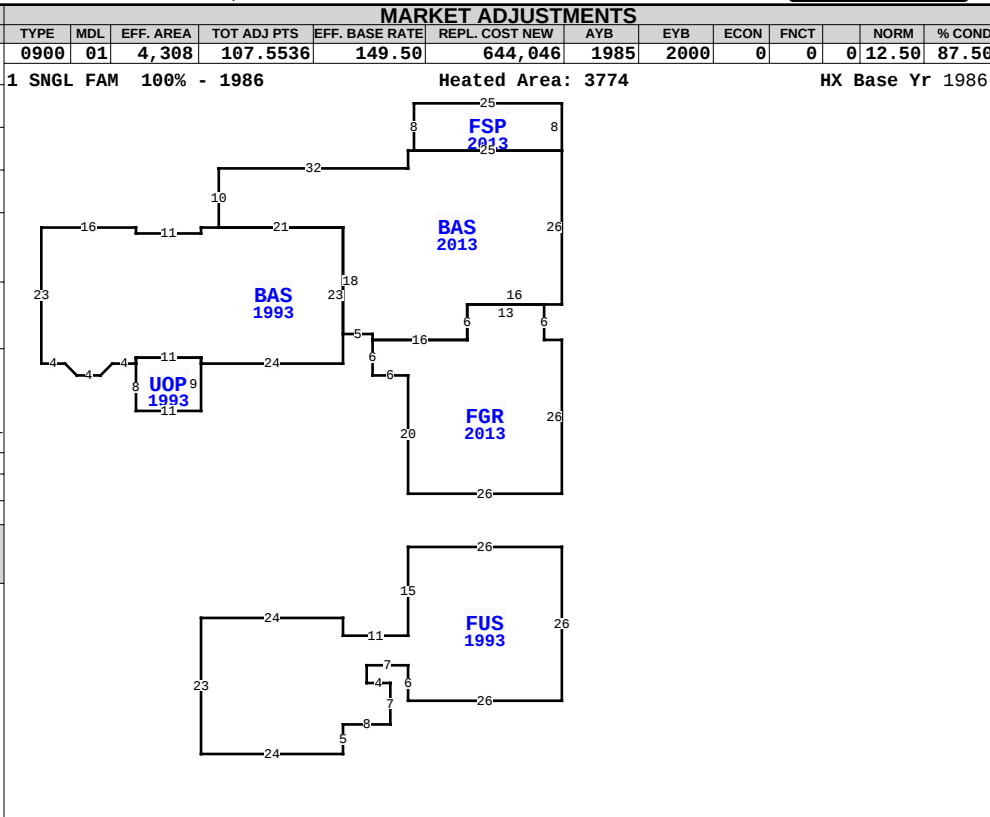
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,163	100	1993	1,163	152,135
BAS	1,260	100	2013	1,260	164,824
FGR	790	55	2013	434	56,773
FSP	200	40	2013	80	10,465
FUS	1,351	100	1993	1,351	176,728
UOP	99	20	1993	20	2,616

TOTALS	4,863			4,308	563,540
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
5	0300	BOAT DCK W	0	100	132	5	660.00	SF	40.00
6	0300	BOAT DCK W	0	100	10	17	170.00	SF	40.00
7	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00
8	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00
9	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00
14	1126	CB/STC 8"	0	100	20	0	100.00	SF	8.00
16	0350	CARPORT WD	0	100	24	12	288.00	SF	13.00

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	0006	R-1	112.00	300.00	112.00

REVIEW DATE	01/01/2023	BY	CD
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TOTAL OB/XF															14,532
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
1	000131	C	RES CREEK	100	0006	R-1	112.00	300.00	112.00	FF		1.00	1.00	1.00	6,750.00

TOTAL OB/XF															14,532
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REVIEW DATE	01/01/2023	BY	CD
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Total Acres:	0.00	Total Land Value:	756,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				591,733	
TOTAL MARKET OB/XF VALUE				14,532	
TOTAL LAND VALUE - MARKET				756,000	
TOTAL MARKET VALUE				1,362,265	
SOH/AGL Deduction				899,198	
ASSESSED VALUE				463,067	
TOTAL EXEMPTION VALUE		HX HB WR		56,411	
BASE TAXABLE VALUE				406,656	
TOTAL JUST VALUE				1,362,265	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,333,279	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173783	PLUMB/FDG	0	12/04/2017
20173387	GARADD	26,449	10/31/2017
20122253	REROOF & ADDITION	5,700	11/02/2012
20122229	DEMOLISH/ADDITION	456,903	10/31/2012
20071041	HURRICANE SHUTTER	16,000	06/11/2007
3309	NEW CONSTR	182,500	06/01/1985

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2568/0769	5/23/2022	WD U	I	11	
GRANTOR: OWENS CLAUDE KENNEDY					
GRANTEE: OWENS CLAUDE K & SH					
0391/0349	6/01/1983	MS U	V		45,000
GRANTOR:					
GRANTEE:					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2013] W25 S8 BAS=[YR=2013] W1 S3 W32 S10BAS=[YR=1993] W3 S1 W11 N1 W16 S23 E4 D2 R2 E4 U2 R2 E4 UOP=[YR=1993] S8 E11 N9 W11 S1\$ N1 E11 S1 E24 N23 W21\$ E21 S18 E5 S1 FGR=[YR=2013] S6 E6 S20 E26 N26 W3 N6 W13 S6 W16\$ E16 N6 E16 N26 W25\$ E25 N8\$ PTR=S75 FUS=[YR=1993] W26 S15 W11 N3 W24 S23 E24 N5 E8 N7 W4 N3 E7 S6 E26 N26\$ N75\$.									

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REVIEW DATE	01/01/2023	BY	CD
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Total Acres:	0.00	Total Land Value:	756,000	Market:	0	Agricultural:	0	Common:	756,000	PRINTED 07/09/2026 BY SYS
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