

LOT 11
LIGHTHOUSE CIRCLE SUB PB 3/49

COKER JAMES LARRY & NATASHA LYNNE
221 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

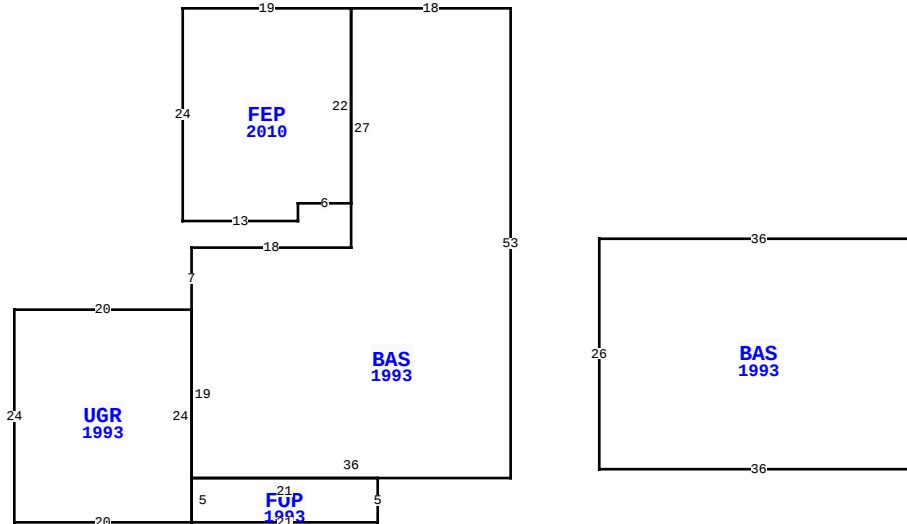
2026

00-00-31-1420-0011-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 50			
Exterior Wall	20	FACE BRICK 50			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
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	936	100	1993	936	104,262
BAS	1,422	100	1993	1,422	158,398
FEP	444	80	2010	355	39,544
FOP	105	30	1993	32	3,564
UGR	480	45	1993	216	24,061
TOTALS	3,387			2,961	329,828

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,961	103.4000	143.73	425,585	1966	1985	0	0
1 SNGL FAM		100% - 2021	Heated Area: 2358			HX Base Yr 2021			



NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					329,828				
TOTAL MARKET OB/XF VALUE					3,000				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					632,828				
SOH/AGL Deduction					303,809				
ASSESSED VALUE					329,019				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					277,608				
TOTAL JUST VALUE					632,828				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					619,379				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101335	H/AC	4,100	08/11/2010
20021113	REMODEL	0	07/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2320/1934	11/18/2019	WD	Q	I	01	361,000	
GRANTOR: CURNUTTE WILLIAM D &							
GRANTEE: COKER JAMES LARRY &							
1583/0269	8/29/2008	QC	Q	I	01	100	
GRANTOR: CURNUTTE DONALD P & H							
GRANTEE: CURNUTTE WILLIAM D							

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
3	0511	GARAGE CB-	0 100	0	0	310.00	SF	40.00	40.00

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025
INC DATE		AG DATE	MLU

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W18 S27 W18 S7 S19 E36 N53 \$									
BAS=[YR=1993;ORIG=10,26] E36 S26 W36 N26 \$									
UGR=[YR=1993;ORIG=-36,34] W20 S24 E20 N24 \$									
FEP=[YR=2010;ORIG=-18,0] W19 S24 E13 N2 E6 N22 \$									
FOP=[YR=1993;ORIG=-36,58] E21 N5 W21 S5 \$									
PTR=[ORIG=0,0] E10 S26 N26 W10 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-1	120.00	150.00	1.00