LOT 12
LIGHTHOUSE CIRCLE SUB PB 3/49

BEAN EILEEN B
2480 FOUNTAIN SPRINGS LANE
QUINCY, CA 95971

2026

00-00-31-1420-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

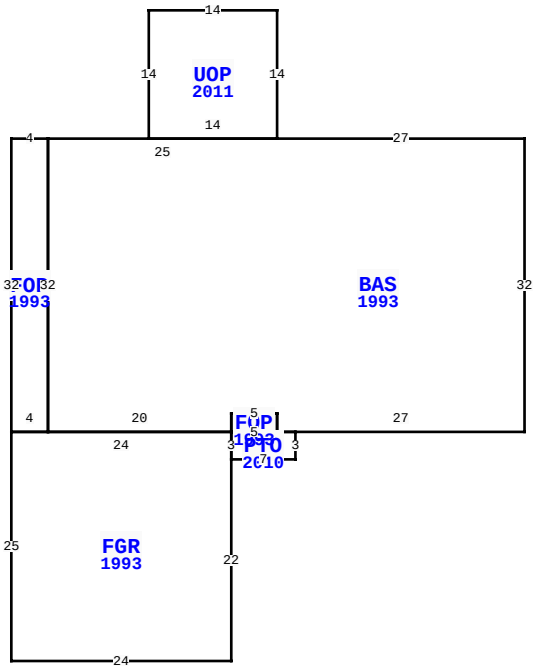
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,654	100	1993	1,654	226,207
FGR	600	55	1993	330	45,132
FOP	10	30	1993	3	410
FOP	128	30	1993	38	5,197
PTO	21	5	2010	1	136
UOP	196	20	2011	39	5,334
TOTALS	2,609			2,065	282,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,065	112.5726	156.48	323,131	1967	2003	0	0	0	12.60	87.40

1 SNGL FAM 0% - 2023 Heated Area: 1654 HX Base Yr



223 LIGHTHOUSE CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	282,416
TOTAL MARKET OB/XF VALUE	1,980
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	584,396
SOH/AGL Deduction	0
ASSESSED VALUE	584,396
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	584,396
TOTAL JUST VALUE	584,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	543,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111236	REMODEL	450	07/26/2011
20111235	REMODEL	400	07/26/2011
20111204	DEMOLITION	1,200	07/22/2011
20102013	REPAIR/RRF	7,800	11/22/2010
20091167	H/AC	3,500	08/31/2009
20041348	OTHER	0	07/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/0953	7/13/2022	WD	Q	I	02	660,000
GRANTOR: ACKERMAN MICHAEL L &						
GRANTEE: BEAN EILEEN B						
1739/1631	5/19/2011	TD	Q	I	02	183,000
GRANTOR: PETERS FREDERICK J JR						
GRANTEE: ACKERMAN MICHAEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 UOP=[YR=2011] N14W14S14 E14$ W25
FOP=[YR=1993] W4 S32 FGR=[YR=1993] S25 E24 N22PTO=[YR=2010]
E7 N3W2 FOP=[YR=1993] N2W5S2E5$ W5S3$ N3W24$ E4N32$
S32E20N2E5S2E27 N32$.

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
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 1,980

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	000100	C	RES	0	0006	R-1	80.00	150.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS