LOT 14
LIGHTHOUSE CIRCLE SUB PB 3/49

LIGHTHOUSE CIRCLE LIVING TRUST/KEYS MITZI P TRUSTE
227 LIGHTHOUSE CR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1420-0014-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
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

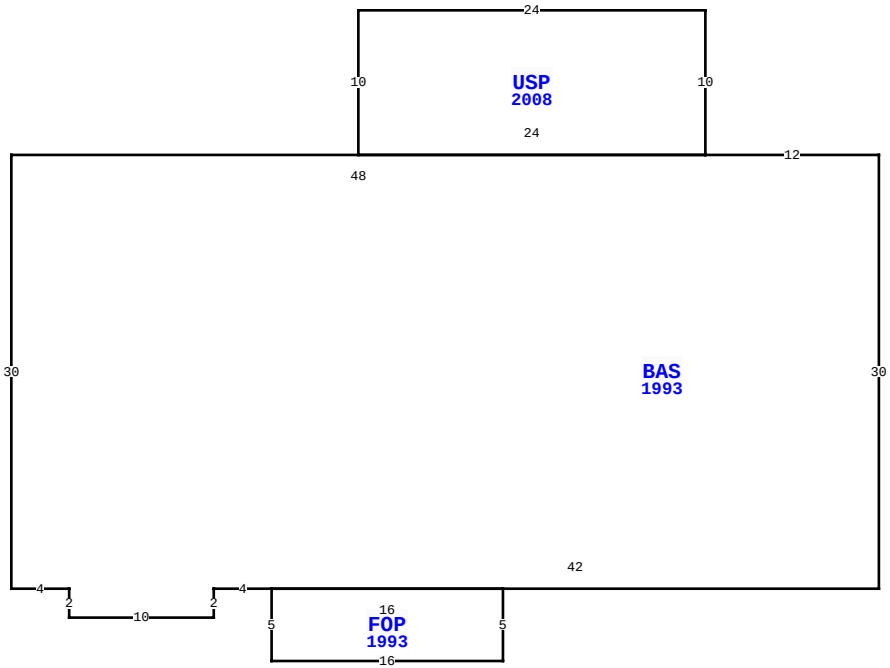
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100	1993	1,820	234,340
FOP	80	30	1993	24	3,091
USP	240	30	2008	72	9,271
TOTALS	2,140			1,916	246,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,916	132.3294	183.94	352,429	1970	1985	0	0	0	30.00	70.00

1 SNGL FAM 100% - 2014 Heated Area: 1820 HX Base Yr 2014



227 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		246,700
TOTAL MARKET OB/XF VALUE		43,970
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		590,670
SOH/AGL Deduction		352,170
ASSESSED VALUE		238,500
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		182,089
TOTAL JUST VALUE		590,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071032	PARTIAL REPIPE	2,800	06/11/2007
20071002	REROOF W/35YR SHN	5,100	06/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2266/0182	3/25/2019	QC	U	I	11	100
GRANTOR: KEYS MARK & MITZI						
GRANTEE: LIGHTHOUSE CIRCLE L						
1885/1724	10/21/2013	WD	Q	I	02	257,000
GRANTOR: MAYO WILLIAM E JR & L						
GRANTEE: KEYS MARK & MITZI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 USP=[YR=2008] N10 W24 S10 E24 $ W48 S30 E4 S2 E10 N2 E4 FOP=[YR=1993] S5 E16 N5 W16 $ E42 N30 $.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 43,970

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	100		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