

LOT 15
IN OR 1066/962
LIGHTHOUSE CIRCLE SUB PB 3/49

LAFFEY MATTHEW/LAFFEY-KITCHINGS PAMELA
229 LIGHTHOUSE CR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1420-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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 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	1,670	100	1993	1,670	178,933
BAS	928	100	1997	928	99,431
FEP	256	80	1993	205	21,965
FGR	490	55	1993	270	28,929
FSP	252	40	2004	101	10,822
FSP	144	40	2017	58	6,214

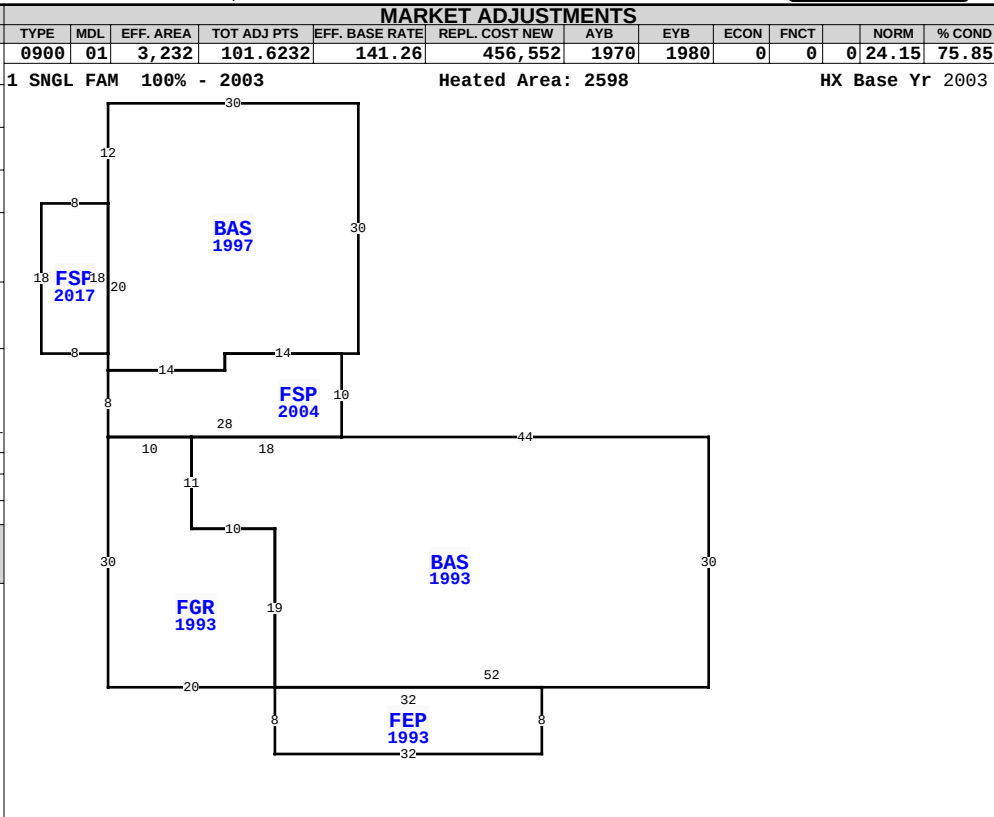
TOTALS 3,740 3,232 346,295

EXTRA FEATURES

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
3	0510	GARAGE WD-	0 100	12 21	252.00	SF	25.20	25.20	100	1996	1996	3	20	1,270	
5	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
8	0600	SUMMER KIT	0 100	0 0	1.00	UT	3,600.00	3,600.00	100	1996	1996	3	20	720	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-1	130.00	150.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							



229 LIGHTHOUSE CIR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/09/2025	MLU
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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		346,295
TOTAL MARKET OB/XF VALUE		4,650
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		650,945
SOH/AGL Deduction		386,802
ASSESSED VALUE		264,143
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		212,732
TOTAL JUST VALUE		650,945
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070546	REPAIR/RRF	15,450	04/04/2007
9488B	ADDITION	35,000	12/12/1995
5682	REPAIR/RRF	4,000	11/06/1989

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1066/0962	7/03/2002	WD	Q	I		241,000

GRANTOR: COOK ROBERT H & JACQU
GRANTEE: LAFFEY MATTHEW & PA
0701/0774 3/29/1994 WD Q I 78,000
GRANTOR: BROWN LEILA J
GRANTEE: GUEST JACK & INA &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 FSP=[YR=2004] N10 BAS=[YR=1997] E2 N30
W30 S12 FSP=[YR=2017] W8 S18 E8 N18 \$ S20 E14 N2 E14\$ W14 S2
W14 S8 FGR=[YR=1993] S30 E20 FEP=[YR=1993] S8 E32 N8 W32 \$
N19 W10 N11 W10 \$ E28 \$ W18 S11 E10 S19 E52 N30 \$.