

WHITAKER ROBERT F LIVING TRUST/WHITAKER MELBA P TR
222 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

00-00-31-1440-0029-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD		CONSTRUCTION						TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY					
Exterior Wall		18		CEMENT BRK 100						0100		01		2,814		114.1440		119.85		337,258		1972		1972		0		0		0		37.75		62.25		VALUATION BY		STANDARD	
Roof Structur		03		GABLE/HIP 100						1		SINGLE FAM		100%		- 2016				Heated Area: 2478						HX		Base Yr 2016				Tax Group: 2		Tax Dist:					
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE		209,943					
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE		616					
Interior Floo		14		CARPET 70																												TOTAL LAND VALUE - MARKET		300,000					
Interior Floo		11		CLAY TILE 30																												TOTAL MARKET VALUE		510,559					
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction		366,398					
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE		144,161					
Bedrooms				4 100																												TOTAL EXEMPTION VALUE		HX HB WX 56,411					
Bathrooms				3 100																												BASE TAXABLE VALUE		87,750					
Frame		04		REIN CONC 100																												TOTAL JUST VALUE		510,559					
Stories		1.		1. 100																												NCON VALUE		0					
Units				0 100																												INCOME VALUE							
BUD8 Adjustme		02		DIST FB 100																												PREVIOUS YEAR MKT VALUE		503,955					
Occupancy		00		NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		1007.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,478		100		1993		2,478		184,875																													
FOP		48		30		1993		14		1,045																													
STP		630		10		1993		63		4,700																													
UGR		576		45		1993		259		19,323																													
TOTALS		3,732						2,814		209,943																													
EXTRA FEATURES								222 LIGHTHOUSE CIR, FERNANDINA BEACH						BLD DATE				LGL DATE		04/09/2025		MLU																	
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						0 100		0		0		1.00		UT		2,000.00		2,000.00		100		1972		1972		3		30.8		616							