

LOT 32
LIGHTHOUSE CIRCLE REPLAT
PB 5/4

CRABTREE PHYLLIS L/E/
212 LIGHTHOUSE CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1440-0032-0000



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	PAGE 1 of 1 2																										
Exterior Wall	11	BD/BTN AVG 100	0900	01	3,433	110.4000	153.46	526,828	1966	2010	0	0	0	7.50	92.50	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2022													Heated Area: 2919													HX Base Yr 2022												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	11	CLAY TILE 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		3 100																																							
Bathrooms		3.5 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 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	1,976	100	1993	1,976	280,494																																				
BAS	88	100	2021	88	12,491																																				
FGR	483	55	1993	266	37,759																																				
FOP	76	30	1993	23	3,265																																				
FOP	33	30	2021	10	1,420																																				
FOP	150	30	2021	45	6,388																																				
FUS	855	100	2021	855	121,367																																				
STR	88	10	2021	9	1,277																																				
UOP	804	20	2021	161	22,854																																				
TOTALS	4,553			3,433	487,316																																				
EXTRA FEATURES						212 LIGHTHOUSE CIR, FERNANDINA BEACH																																			
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																								
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980																									
3	0940	SHEDS/PORT	0	100	8	12	96.00	SF	33.00	33.00	100	2006	2006	3	22	697																									
4	0911	SCRN RM A	1	100	35	9	315.00	SF	18.00	18.00	100	2024	2023		93	5,273																									
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000																									
7	0911	SCRN RM A	0	100	0	0	1,623.00	SF	18.00	18.00	100	2024	2023		93	27,169																									
TOTAL OB/XF 85,119																																									
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	0006	R-1	124.00	140.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000																								
REVIEW DATE 01/21/2026 BY HS Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS																																									