



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

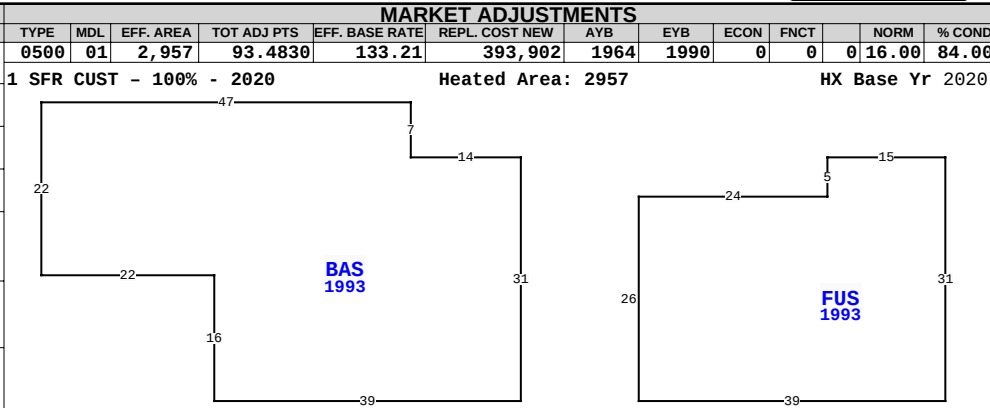
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	1,868	209,022
FUS	1,089	100	1,089	121,855

TOTALS	2,957	2,957	330,878
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1964
2	0810	CONCRETE A	0 100	0	0	1,880.00	SF	6.50	6.50	100	1964
3	0861	POOL GUNIT	0 100	33	17	561.00	SF	85.00	85.00	100	1995
4	0940	SHEDS/PORT	0 100	14	10	140.00	SF	30.00	30.00	100	1987
5	0845	KOOL DECK	0 100	0	0	767.00	SF	14.50	14.50	100	1995
6	1242	WD DECK A	0 100	0	0	537.00	SF	10.00	10.00	100	2006
7	1242	WD DECK A	0 100	0	0	316.00	SF	10.00	10.00	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			80.00	225.00	1.00	LT	1.00
2	000100	C	SFR	100			80.00	182.00	1.00	LT	1.00



218 LIGHTHOUSE CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1964	3	27	540	
1964	3	20	2,444	
1995	3	20	9,537	
1987	3	20	840	
1995	3	72	8,007	
2006	3	31	1,665	
2006	3	31	980	

TOTAL OB/XF 24,013

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		330,878	
TOTAL MARKET OB/XF VALUE		24,013	
TOTAL LAND VALUE - MARKET		412,500	
TOTAL MARKET VALUE		767,391	
SOH/AGL Deduction		392,573	
ASSESSED VALUE		374,818	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		324,818	
TOTAL JUST VALUE		767,391	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		646,201	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061291	REMODEL	1,200	06/08/2006
20061302	REPAIR/RRF	5,140	06/08/2006
20061264	REMODEL	20,000	06/06/2006
20061210	XFOB	1,000	05/26/2006
20061109	REMODEL	300	05/19/2006
20061108	REMODEL	1,800	05/19/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2295/0098	7/31/2019	WD	Q	I	01
GRANTOR: BEAL DAVID L & LEIGH					
GRANTEE: WOLESHIN SHAUN T &					
1172/0637	9/17/2003	WD	Q	I	
GRANTOR: RODEFFER WILLIAM D &					
GRANTEE: BEAL DAVID L & LEIG					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W14 N7 W47 S22 E22 S16 E39 N31\$ PTR= E15S31											
FUS=[YR=1993] N26 E24 N5 E15 S31 W39\$ N31W15 \$.											