

PT OF LOTS 6 & 7
PT OR 2079/1597 BEING PARCEL 1
LIGHTHOUSE CIRCLE SUB PB 3/49

SAVOLDI MARIA JO TRUSTEE OF
213 LIGHTHOUSE CIR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1420-0006-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	5.5 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units	0	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	1,496	100	2018	1,496	340,674
FGR	529	55	2018	291	66,268
FGR	828	55	2018	455	103,614
FOP	168	30	2018	50	11,387
FOP	168	30	2018	50	11,387
FOP	240	30	2018	72	16,396
FOP	618	30	2018	185	42,129
FOP	860	30	2018	258	58,753
FST	120	55	2018	66	15,030
FUS	1,118	100	2018	1,118	254,594
TOTALS	9,184			6,853	560,589

** This building has 13 Sub-Areas

213 LIGHTHOUSE CR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/06/2026 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0860	POOL/SPA	0	100	0	0	1.00	UT	62,500.00
8	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00
9	1242	WD DECK A	0	100	0	0	850.00	SF	10.00
10	0300	BOAT DCK W	0	100	0	0	895.00	SF	40.00
11	0350	CARPORT WD	0	100	20	14	280.00	SF	13.00
12	0350	CARPORT WD	0	100	35	14	490.00	SF	13.00
13	0317	CK PLNG W	0	100	0	0	2.00	UT	1,000.00
14	0310	AL GANG WY	0	100	0	0	16.00	LF	115.00
15	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00

TOTAL OB/XF 129,310

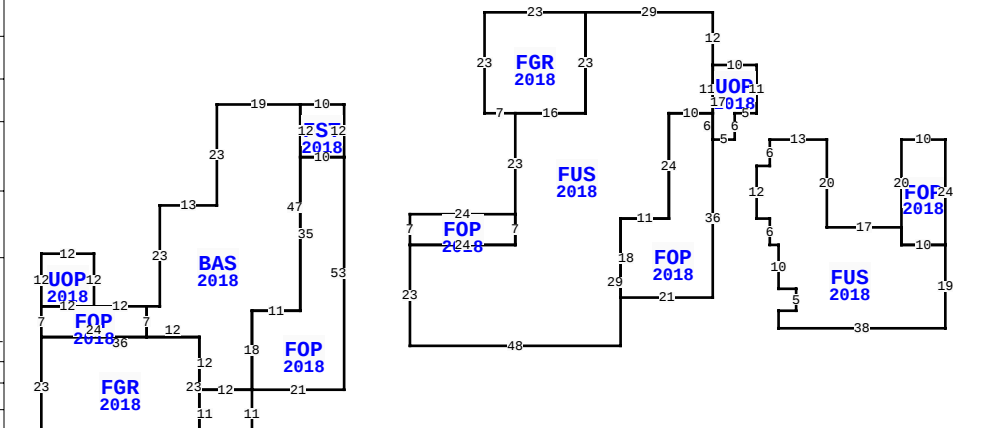
LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		R-1	0.00	0.00	75.00
2	000131	C	RES CREEK	100		R-1	0.00	0.00	421.00

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
FF		1.00	1.00	1.00	6,750.00	6,750.00	506,250							
FF		1.00	1.00	0.30	6,250.00	1,875.00	789,375							

REVIEW DATE 12/12/2023 BY TWX Total Acres: 0.00 Total Land Value: 1,295,625 Market: 0 Agricultural: 0 Common: 1,295,625 PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0500 11 6,853 141.6431 235.13 1,611,346 2018 2018 0 0 0 3.15 96.85
1 SFR CUST 100% - 2019 Heated Area: 5369 HX Base Yr 2019



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VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			1,560,589
TOTAL MARKET OB/XF VALUE			129,310
TOTAL LAND VALUE - MARKET			1,295,625
TOTAL MARKET VALUE			2,985,524
SOH/AGL Deduction			886,733
ASSESSED VALUE			2,098,791
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			2,047,380
TOTAL JUST VALUE			2,985,524
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,935,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222145	ADDITION	0	06/28/2022
20171593	SWIM POOL	80,000	05/24/2017
20161051	NEW CONSTR	709,367	04/14/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2079/1597	6/22/2016	SW	U	V	11	100
GRANTOR: SAVOLDI MARIA JO						
GRANTEE: MARIA JO SAVOLDI LI						
1965/0138	2/27/2015	WD	Q	V	05	755,000
GRANTOR: TEUTSCH M R & JANE R						
GRANTEE: SAVOLDI MARIA JO						

BUILDING NOTES

BUILDING DIMENSIONS
FUS=[YR=2018;ORIG=39,25] N23 E16 N23 E29 S12 S11 W10 S24 W11 S29 W48 N23 E24 N7 \$
BAS=[YR=2018;ORIG=-10,0] W19 S23 W13 S23 W3 S7 E12 S12 E12 N18 E11 N47 \$
FUS=[YR=2018;ORIG=94,14] E3 N6 E13 S20 E17 S4 E10 S19 W38 N4 E4 N5 W4 N10 W2 N6 W3 N12 \$
FOP=[YR=2018;ORIG=-33,76] E12 N11 E21 N53 W10 S35 W11 S18 W12 S11 \$
FGR=[YR=2018;ORIG=-69,53] S23 E36 N23 W36 \$
FOP=[YR=2018;ORIG=84,8] S36 W21 N18 E11 N24 E10 S6 \$
FGR=[YR=2018;ORIG=39,2] W7 N23 E23 S23 W16 \$
FOP=[YR=2018;ORIG=127,28] N20 E10 S24 W10 N4 \$