

LOTS 30 & 31
LIGHTHOUSE CIRCLE REPLAT
PB 5/4

WOLESHIN SHAUN T & JANALLE K
218 LIGHTHOUSE CIRCLE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1440-0030-0000



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	1993	1,868	239,148
FUS	1,089	100	1993	1,089	139,418

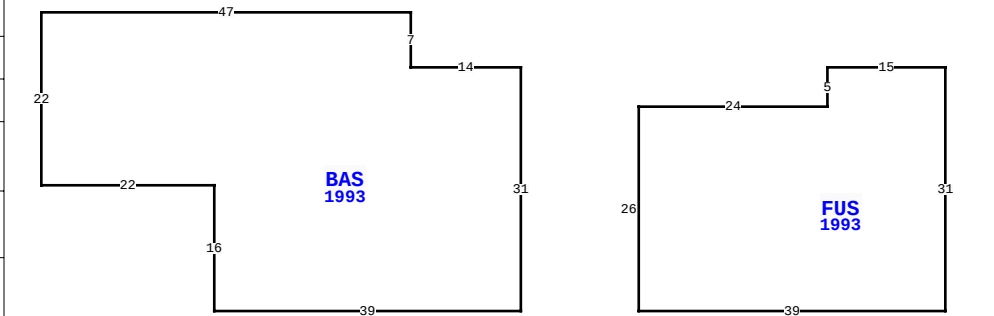
TOTALS	2,957			2,957	378,565
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
4	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00
6	1242	WD DECK A	0	100	0	0	537.00	SF	10.00
7	1242	WD DECK A	0	100	0	0	316.00	SF	10.00
8	0754	FOP	0	100	20	22	440.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	80.00	225.00	1.00
2	000100	C	RES	100		R-1	80.00	182.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,957	93.4830	155.18	458,867	1964	1990	0	0	17.50	82.50
1 SFR CUST			100% - 2020			Heated Area: 2957			HX Base Yr 2020		



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025
INC DATE		AG DATE	MLU

218 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	1964	1964	3	24	480	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1995	1995	04	85	42,500	
4	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	1987	1987	3	20	840	
6	1242	WD DECK A	0	100	0	0	537.00	SF	10.00	10.00	100	2006	2006	3	22	1,181	
7	1242	WD DECK A	0	100	0	0	316.00	SF	10.00	10.00	100	2006	2006	3	22	695	
8	0754	FOP	0	100	20	22	440.00	SF	15.00	15.00	100	2026	2025		100	6,600	

TOTAL OB/XF										52,296							
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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
1	000100	C	RES	100		R-1	80.00	225.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000
2	000100	C	RES	100		R-1	80.00	182.00	1.00	LT		1.00	1.00	0.50	300,000.00	150,000.00	150,000

Total Acres:	0.00	Total Land Value:	450,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		378,565	
TOTAL MARKET OB/XF VALUE		52,296	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		880,861	
SOH/AGL Deduction		466,276	
ASSESSED VALUE		414,585	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		363,174	
TOTAL JUST VALUE		880,861	
NCON VALUE		6,600	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		835,433	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2025-1	CABANA	75,000	07/18/2025
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

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2295/0098	7/31/2019	WD	Q	I	01	580,000	
GRANTOR: BEAL DAVID L & LEIGH							
GRANTEE: WOLESCHIN SHAUN T &							
1172/0637	9/17/2003	WD	Q	I		290,000	
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 \$.									