

LOT 4
IN OR 1535/362 & OR 1536/1624
LIGHTHOUSE LANE SUB PB 4/45

WHITE WYNELLE/WHITE LISA KAREN
320 N 19TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1445-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,587	100	1,587	128,517
FGR	315	55	173	14,010
FOP	95	30	28	2,267

TOTALS	1,997		1,788	144,794
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	760.00	SF	6.50
2	0810	CONCRETE A	0	100	15	39	585.00	SF	6.50
4	0756	FEP	0	100	15	14	210.00	SF	40.50
5	0810	CONCRETE A	0	100	14	8	112.00	SF	9.75
6	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00
7	0479	VF PICKET	0	100	0	0	70.00	LF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			84.00	120.00	1.00

REVIEW DATE	05/29/2018	BY	DJX
-------------	------------	----	-----

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,788	125.5000	113.26	202,509	1975	1985	0	0	0	28.50	71.50
1 SINGLE FAM - 100% - 0 Heated Area: 1587 HX Base Yr												

320 N 19TH ST, FERNANDINA BEACH				BLD DATE						LGL DATE		
				XF DATE						LAND DATE		
				INC DATE						AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
760.00	SF	6.50	6.50	100	1975	1975	3	27	1,334			
585.00	SF	6.50	6.50	100	1991	1991	3	64	2,434			
210.00	SF	40.50	40.50	100	2006	2006	3	31	2,637			
112.00	SF	9.75	9.75	100	2006	2006	3	88	961			
80.00	SF	30.00	30.00	100	2007	2007	3	35	840			
70.00	LF	10.00	10.00	100	2007	2007	3	74	518			

TOTAL OB/XF												
8,724												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100			84.00	120.00	1.00	LT		1.00

Total Acres:	0.00	Total Land Value:	225,000	Market:	0	Agricultural:	0
--------------	------	-------------------	---------	---------	---	---------------	---

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		144,794	
TOTAL MARKET OB/XF VALUE		8,724	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		378,518	
SOH/AGL Deduction		230,706	
ASSESSED VALUE		147,812	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		92,812	
TOTAL JUST VALUE		378,518	
NCON VALUE		2,637	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,917	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121322	REPAIR TRUSS	6,700	07/03/2012
20121323	RE-ROOF	2,500	07/03/2012
20120607	RE-ROOF	4,000	04/10/2012
20060762	ELEC FOR SUNROOM	1,000	04/13/2006
20053162	SUNROOM & PATIO	23,000	12/12/2005
6448	REPAIR/RRF	2,100	04/01/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/1624	11/20/2007	QC	U	I	07	100
GRANTOR: WHITE WINSTON B & WYN						
GRANTEE: WHITE WINSTON B ETA						
1535/0362	11/09/2007	WD	U	I	01	100
GRANTOR: WHITE WYNELLE & LISA						
GRANTEE: WHITE WYNELLE & LIS						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W63 S29 E29 FOP=[YR=1993] S5 E19 FGR=[YR=1993] E15 N21 W15S21\$ N5 W19\$ E19 N16 E15 N13\$.									