LOT 1
LIGHTHOUSE LANE SUB PB 4/45

NEWMAN KAREN T & STANLEY J L/E/
306 N 19TH ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1445-0001-0000

BUILDING CHARACTERISTICS

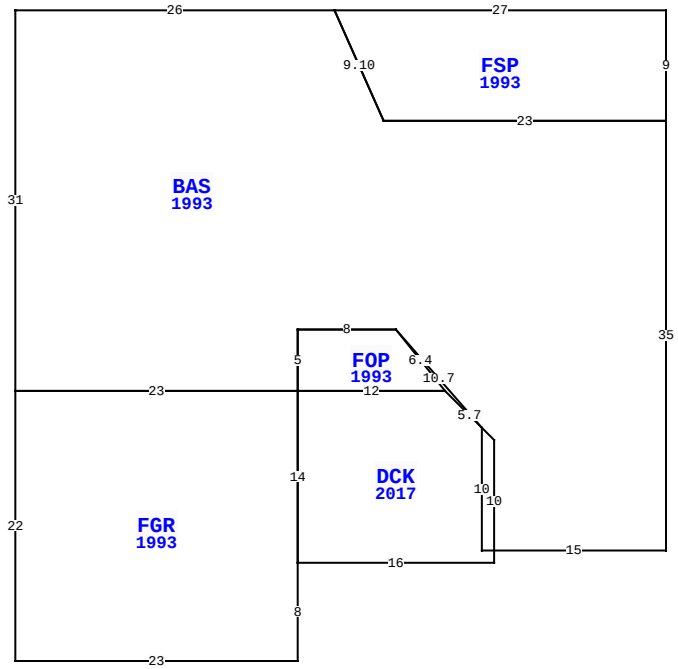
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	127,924
DCK	216	10	22	1,797
FGR	506	55	278	22,709
FOP	50	30	15	1,225
FSP	225	40	90	7,352
TOTALS	2,563		1,971	161,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,971	104.8600	99.62	196,351	1976	1980	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1566 HX Base Yr 2019



306 N 19TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,008
TOTAL MARKET OB/XF VALUE		1,931
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		387,939
SOH/AGL Deduction		161,518
ASSESSED VALUE		226,421
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,421
TOTAL JUST VALUE		387,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181376	WINDOWS	0	04/23/2018
20120115	REPAIR/RRF	7,000	01/24/2012
6177	REPAIR/RRF	5,000	09/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2449/0968	3/22/2021	QC	U	I	11	100
GRANTOR: NEWMAN KAREN T & STAN						
GRANTEE: NEWMAN KAREN T & ST						
1160/0338	8/06/2003	QC	U	I	01	100
GRANTOR: BACHMAN CHARLOTTE B						
GRANTEE: NEWMAN KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W27 BAS=[YR=1993] W26 S31 FGR=[YR=1993] S22 E23 N8 DCK=[YR=2017] E16 N10 U4 L4 FOP=[YR=1993] U5 L4 W8 S5 E12$ W12 S14$ N14 W23$ E23 N5 E8 D8 R7 S10 E15 N35 W23 U9 L4 $ D9 R4 E23 N9$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	516.00	SF	6.50	6.50	100	1976	1976	3	27	906	
2	0940	SHEDS/PORT	0	100	6	10	60.00	SF	30.00	30.00	100	1980	1980	3	20	360	
3	0810	CONCRETE A	0	100	0	0	315.00	SF	6.50	6.50	100	1980	1980	3	32.5	665	

LAND DESCRIPTION

TOTAL OB/XF 1,931

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		R-1	84.00	120.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS