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

**2024**

**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 |

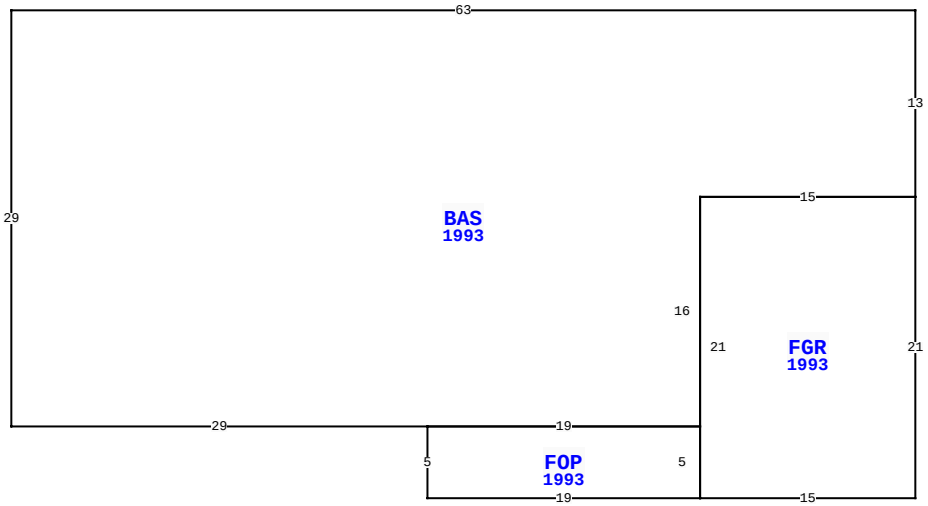
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,587 | 100 | 1,587 | 134,333 |
| FGR | 315 | 55 | 173 | 14,644 |
| FOP | 95 | 30 | 28 | 2,370 |
| TOTALS | 1,997 | | 1,788 | 151,347 |

## 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 | 119.22 | 213,165 | 1975 | 1985 | 0 | 0 | 0 | 29.00 | 71.00 |

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 | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 151,347 |
| TOTAL MARKET OB/XF VALUE | | 8,136 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 384,483 |
| SOH/AGL Deduction | | 232,237 |
| ASSESSED VALUE | | 152,246 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 97,246 |
| TOTAL JUST VALUE | | 384,483 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 378,518 |

| 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$ .

## 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 | 760.00 | SF | 6.50 | 6.50 | 100 | 1975 | 1975 | 3 | 26 | 1,284 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 15 | 39 | 585.00 | SF | 6.50 | 6.50 | 100 | 1991 | 1991 | 3 | 62 | 2,358 | |
| 3 | 0756 | FEP | 0 | 100 | 15 | 14 | 210.00 | SF | 40.50 | 40.50 | 100 | 2006 | 2006 | 3 | 27 | 2,296 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 14 | 8 | 112.00 | SF | 9.75 | 9.75 | 100 | 2006 | 2006 | 3 | 87 | 950 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 8 | 80.00 | SF | 30.00 | 30.00 | 100 | 2007 | 2007 | 3 | 31 | 744 | |
| 6 | 0479 | VF PICKET | 0 | 100 | 0 | 0 | 70.00 | LF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 72 | 504 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,136

| 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