LOT 2
IN OR 1334/936
LIGHTHOUSE LANE SUB PB 4/45

WHITE LISA K/WHITE WYNELLE
310 N 19TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1445-0002-0000

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

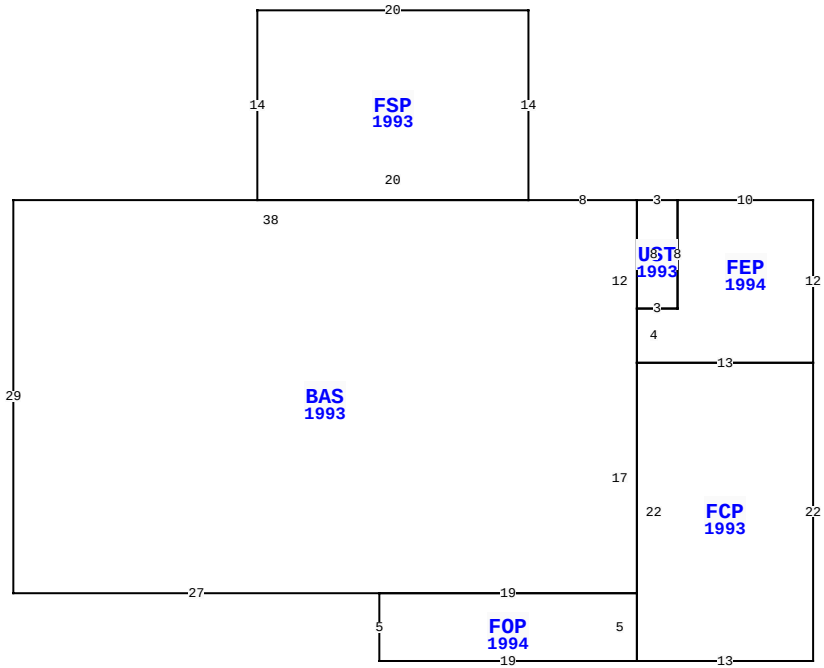
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100	1993	1,334	118,869
FCP	286	25	1993	72	6,416
FEP	132	80	1994	106	9,445
FOP	95	30	1994	28	2,495
FSP	280	40	1993	112	9,980
UST	24	45	1993	11	980
TOTALS	2,151			1,663	148,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,663	109.0000	109.00	181,267	1974	1980	0	0	0	18.25	81.75

1 SINGLE FAM – 100% - 2006 Heated Area: 1334 HX Base Yr 2006



BLD DATE	07/22/2014 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

310 N 19TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		148,186
TOTAL MARKET OB/XF VALUE		12,694
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		385,880
SOH/AGL Deduction		231,410
ASSESSED VALUE		154,470
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,748
TOTAL JUST VALUE		385,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,097

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052394	XFOB	3,000	08/08/2005
2002218	REPAIR/RRF	2,250	02/17/2000
B2708	SWIM POOL	8,500	05/03/1982

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/0936	7/20/2005	WD	Q	I		213,000
GRANTOR: ST CLAIR DANIEL D &						
GRANTEE: WHITE LISA K & WYNE						
0698/1219	2/17/1994	QC	Q	I	06	100
GRANTOR: ST CLAIR DANIEL D						
GRANTEE: ST CLAIR DANIEL & W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 FSP=[YR=1993] N14 W20 S14 E20$ W38 S29 E27 FOP=[YR=1994] S5 E19 FCP=[YR=1993] E13 N22 W13S22$ N5 W19$ E19 N17 FEP=[YR=1994] E13 N12 W10 UST=[YR=1993] W3 S8 E3N8$ S8 W3 S4 $ N12$.

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	400.00	SF	6.50	6.50	100	1980	1980	3	30	780	
2	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	1984	1984	3	20	8,704	
3	0479	VF PICKET	0	100	0	0	222.00	LF	10.00	10.00	100	2005	2005	3	64	1,421	
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2000	2000	3	20	600	
5	0845	KOOL DECK	0	100	0	0	400.00	SF	7.25	7.25	100	1984	1984	3	41	1,189	

LAND DESCRIPTION

TOTAL OB/XF 12,694

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	RES	100	0006	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 08/29/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS