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

2026

00-00-31-1445-0004-0000

BUILDING CHARACTERISTICS

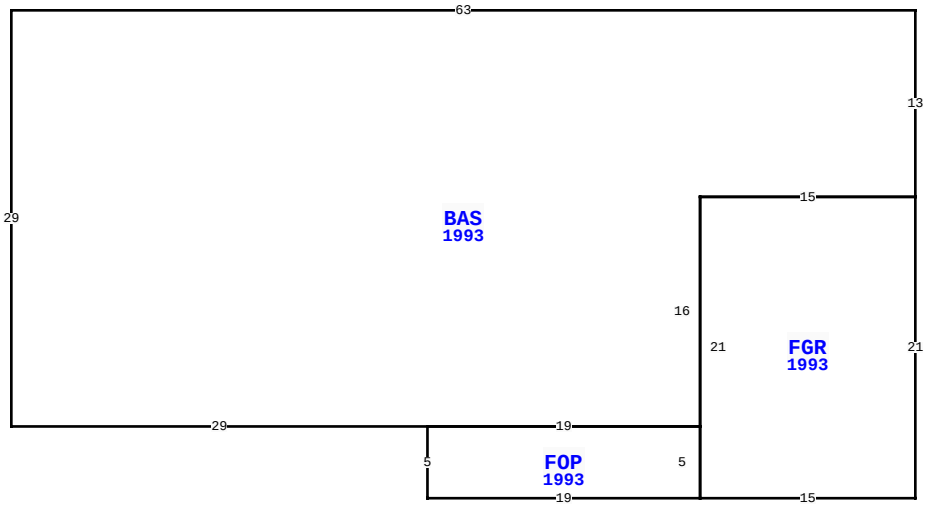
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,587	100	1993	1,587	146,395
FGR	315	55	1993	173	15,959
FOP	95	30	1993	28	2,583
TOTALS	1,997			1,788	164,936

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	131.78	235,623	1975	1985	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 0 Heated Area: 1587 HX Base Yr 1976



320 N 19TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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
3	0756	FEP	0	100	15	14	210.00	SF	40.50	40.50	100	2006	2006	3	22	1,871	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2007	2007	3	24	576	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,936
TOTAL MARKET OB/XF VALUE		2,447
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		422,383
SOH/AGL Deduction		261,492
ASSESSED VALUE		160,891
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		104,480
TOTAL JUST VALUE		422,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,806

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	Q	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$.

LAND DESCRIPTION

TOTAL OB/XF 2,447

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		R-1	84.00	120.00	1.00	LT		1.00	1.00	1.00	255,000.00	255,000.00	255,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 255,000 Market: 0 Agricultural: 0 Common: 255,000 PRINTED 07/09/2026 BY SYS