

BLOCK 1 LOT 14
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

WHITE DAVID A & CAROLE A L/E/
1892 GARDENIA STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0001-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,815	100	1,815	296,409
FDG	651	60	391	63,854
FOP	231	30	69	11,269
FOP	290	30	87	14,208
TOTALS	2,987		2,362	385,740

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0825	BRICK	0 100	3	6	18.00	SF	12.50	12.50
2	0810	CONCRETE A	0 100	5	4	20.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	0	0	619.00	SF	6.50	6.50
4	0825	BRICK	0 100	5	4	20.00	SF	12.50	12.50
5	0825	BRICK	0 100	3	4	12.00	SF	6.25	6.25
6	0861	POOL GUNIT	0 100	14	30	420.00	SF	85.00	85.00
7	0858	SCULP CONC	0 100	0	0	682.00	SF	13.00	13.00
8	0825	BRICK	0 100	33	3	99.00	SF	6.25	6.25
9	0825	BRICK	0 100	3	4	12.00	SF	6.25	6.25
10	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00

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		PUD	0.00	0.00	50.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	01	2,362	129.7912	184.95	436,852	2000	2000	0	0	0	11.70	88.30	
1 SFR CUST - 100% - 2001													
Heated Area: 1815													
HX Base Yr 2001													
1892 GARDENIA ST, FERNANDINA BEACH													

TOTAL OB/XF													
23,801													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0825	BRICK	0 100	3	6	18.00	SF	12.50	12.50	100	2000	2000	3
2	0810	CONCRETE A	0 100	5	4	20.00	SF	6.50	6.50	100	2000	2000	3
3	0810	CONCRETE A	0 100	0	0	619.00	SF	6.50	6.50	100	2000	2000	3
4	0825	BRICK	0 100	5	4	20.00	SF	12.50	12.50	100	2001	2001	3
5	0825	BRICK	0 100	3	4	12.00	SF	6.25	6.25	100	2001	2001	3
6	0861	POOL GUNIT	0 100	14	30	420.00	SF	85.00	85.00	100	2001	2001	3
7	0858	SCULP CONC	0 100	0	0	682.00	SF	13.00	13.00	100	2001	2001	3
8	0825	BRICK	0 100	33	3	99.00	SF	6.25	6.25	100	2001	2001	3
9	0825	BRICK	0 100	3	4	12.00	SF	6.25	6.25	100	2001	2001	3
10	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2001	2001	3

TOTAL OB/XF													
23,801													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100		PUD	0.00	0.00	50.00	FF		1.00	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		385,740	
TOTAL MARKET OB/XF VALUE		30,062	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		565,802	
SOH/AGL Deduction		270,457	
ASSESSED VALUE		295,345	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		245,345	
TOTAL JUST VALUE		565,802	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		526,067	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051780	XFOB	11,000	05/12/2005
2004447	SWIM POOL	18,000	12/01/2000
2003228	NEW CONSTR	118,000	06/13/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2281/1129	6/10/2019	LE U	I	I	11	100	
GRANTOR: WHITE DAVID A & CAROL							
GRANTEE: WHITE DAVID PATRICK							
0937/0697	6/21/2000	WD Q	V			42,900	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: WHITE DAVID A & CAR							

BUILDING NOTES													

BUILDING DIMENSIONS													
FDG=[YR=2000] W31 S21 E16 FOP=[YR=2000] S29 BAS=[YR=2000] W25 S37 E5 S4 FOP=[YR=2000] S8 E35 N8 W15 N2 W5 S2 W15 \$ E15 N2 E5 S2 E15 N62 W7 S6 W3 S10 D5 L5 \$ U5 R5 N10E3 N6 E7 N8 W15 \$ E15 N21 \$.													

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FERNANDINA BEACH, FL 32034**

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REVIEW DATE	03/20/2018	BY	DJX	Total Acres: 0.00	Total Land Value: 150,000	Market: 0	Agricultural: 0	Common: 150,000	PRINTED 08/02/2023 BY SYS
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