BLOCK 6 LOT 7
IN OR 1144/713
AMELIA PARK PHASE 1 UNIT 1

CLOWER KATHIE K
1873 GARDENIA STREET
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-102P-0006-0070**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 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 | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

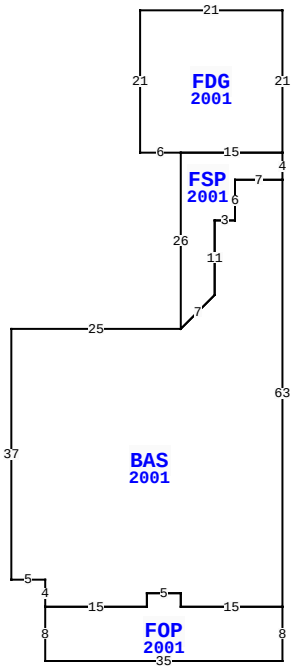
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1031.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,825 | 100 | 1,825 | 303,781 |
| FDG | 441 | 60 | 265 | 44,111 |
| FOP | 290 | 30 | 87 | 14,482 |
| FSP | 176 | 40 | 70 | 11,652 |
| TOTALS | 2,732 | | 2,247 | 374,025 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,247 | 129.7912 | 184.95 | 415,583 | 2001 | 2001 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SFR CUST – 100% - 2004 Heated Area: 1825 HX Base Yr 2004




1873 GARDENIA 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 | | 374,025 |
| TOTAL MARKET OB/XF VALUE | | 8,536 |
| TOTAL LAND VALUE - MARKET | | 165,000 |
| TOTAL MARKET VALUE | | 547,561 |
| SOH/AGL Deduction | | 238,677 |
| ASSESSED VALUE | | 308,884 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 258,884 |
| TOTAL JUST VALUE | | 547,561 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 517,073 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2003899 | NEW CONSTR | 117,000 | 09/05/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1144/0713 | 6/11/2003 | WD | Q | I | | 259,900 |
| GRANTOR: LOWREY JOHN F JR & JU | | | | | | |
| GRANTEE: CLOWER KATHIE K | | | | | | |
| 0992/1182 | 6/18/2001 | WD | Q | I | | 236,600 |
| GRANTOR: BRYLEN HOMES LTD | | | | | | |
| GRANTEE: LOWREY JOHN F JR & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FDG=[YR=2001] W21 S21 E6 FSP=[YR=2001] S26 BAS=[YR=2001] W25 S37 E5 S4 FOP=[YR=2001] S8 E35 N8 W15 N2 W5 S2 W15 $ E15 N2 E5 S2 E15 N63 W7 S6 W3 S11 L5 D5 $ U5 R5 N11 E3 N6 E7 N4 W15 $ E15 N21 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2001 | 2001 | 3 | 86 | 3,010 | |
| 2 | 0819 | CONC 12" | 0 | 100 | 2 | 6 | 12.00 | SF | 9.50 | 9.50 | 100 | 2001 | 2001 | 3 | 82 | 93 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 10 | 3 | 30.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 82 | 160 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 810.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 82 | 4,317 | |
| 5 | 1243 | WD DECK F | 0 | 100 | 4 | 4 | 16.00 | SF | 8.00 | 8.00 | 100 | 2001 | 2001 | 3 | 20 | 26 | |
| 7 | 0478 | VF 6 SLAT | 0 | 100 | 0 | 0 | 54.00 | LF | 15.00 | 15.00 | 100 | 2003 | 2003 | 3 | 64 | 518 | |
| 8 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2003 | 2003 | 3 | 64 | 384 | |
| 9 | 0469 | VF LATTIC | 0 | 100 | 0 | 0 | 8.00 | SF | 5.50 | 5.50 | 100 | 2003 | 2003 | 3 | 64 | 28 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,536

| 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 | | PUD | 0.00 | 0.00 | 55.00 | FF | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 165,000 | | | | | | | |

REVIEW DATE 03/21/2018 BY DJX Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 08/02/2023 BY SYS