

BLOCK 14 LOT 10
IN OR 2206/799
AMELIA PARK PHASE 1 UNIT 6

GLASSBRENNER RICHARD & PATRICIA A L/E/
1516 GARDENIA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0014-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,318	100	2,318	378,043
FGR	398	55	219	35,717
FOP	86	30	26	4,241
FOP	155	30	46	7,502
FOP	174	30	52	8,480
PTO	60	5	3	490
PTO	64	5	3	490
TOTALS	3,255		2,667	434,962

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	550.00	SF	6.50
3	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50
4	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50
5	0819	CONC 12"	0	100	10	4	40.00	SF	9.50
6	1131	REINFR 8	0	100	11	2	22.00	SF	9.45
7	0476	VF 6 SBPL	0	100	0	0	59.00	LF	32.00
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
9	0910	SCRN RM L	0	100	16	16	256.00	SF	15.00

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	2,667	125.7696	179.22	477,980	2003	2003	0	0	9.00	91.00
1 SFR CUST - 100% - 2004											
Heated Area: 2318											
HX Base Yr 2004											

1516 GARDENIA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

L N	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	2003	2003	3	88	3,080	
2	0810	CONCRETE A	0	100	0	0	550.00	SF	6.50	6.50	100	2003	2003	3	84	3,003	
3	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2003	2003	3	84	218	
4	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	2003	2003	3	84	213	
5	0819	CONC 12"	0	100	10	4	40.00	SF	9.50	9.50	100	2003	2003	3	84	319	
6	1131	REINFR 8	0	100	11	2	22.00	SF	9.45	9.45	100	2003	2003	3	96	200	
7	0476	VF 6 SBPL	0	100	0	0	59.00	LF	32.00	32.00	100	2003	2003	3	64	1,208	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	64	192	
9	0910	SCRN RM L	0	100	16	16	256.00	SF	15.00	15.00	100	2003	2003	3	22	845	

TOTAL OB/XF									
9,278									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		434,962	
TOTAL MARKET OB/XF VALUE		9,278	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		594,240	
SOH/AGL Deduction		223,611	
ASSESSED VALUE		370,629	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		320,629	
TOTAL JUST VALUE		594,240	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		556,930	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122225	H/AC	3,000	10/31/2012
20102054	REMODEL	28,650	12/01/2010
20080474	ADDITION	1,000	03/25/2008
20033878	XFOB	3,000	09/17/2003
20032578	NEW CONSTR	188,000	02/25/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2206/0799	6/04/2018	QC	U	I	11
GRANTOR: GLASSBRENNER RICHARD					
GRANTEE: GLASSBRENNER FAMILY					
1106/0880	1/09/2003	WD	U	V	21
GRANTOR: BRYLEN HOMES LTD					
GRANTEE: GLASSBRENNER RICHAR					

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2003] W19 BAS=[YR=2003] N8 W21 S32 PTO=[YR=2003] S4 E16 FOP=[YR=2003] S11PTO=[YR=2003] W16S4 FOP=[YR=2003] S10E8 D2 R2 U12 R12 W22\$E16N4\$S4E6 N11 U8 L8 D4 R2 \$ L2 U4 W14\$ E14 D8 R8 S11 D12 L12 U2 L2 W8S26 E6 S3 E17 FOP=[YR=2003] E17 N10 W12 S3 W5S7 \$ N7 E5 N3 E12 N52 W10 S3 W3 N3 W7 L2 U2 U3 R3 N15\$ S15 L3 D3 D2 R2 E7 S3 E3 N3E10 N20 \$.									