BLOCK 21 LOT 9
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

FARMER ROBERT C LIVING TRUST/FARMER ROBERT C TRUST
1720 GARDENIA STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0021-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

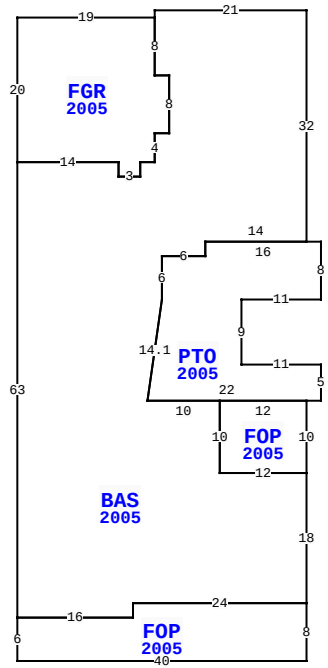
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	2,329	100	2,329	393,375
FGR	402	55	221	37,327
FOP	120	30	36	6,080
FOP	288	30	86	14,526
PTO	387	5	19	3,209
TOTALS	3,526		2,691	454,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,691	128.8320	183.59	494,041	2005	2005	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2019 Heated Area: 2329 HX Base Yr 2019



1720 GARDENIA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		454,518
TOTAL MARKET OB/XF VALUE		13,731
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		618,249
SOH/AGL Deduction		137,457
ASSESSED VALUE		480,792
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		430,792
TOTAL JUST VALUE		618,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081483	GAS	500	09/24/2008
20052502	GAS	1,000	08/23/2005
20052225	SWIM POOL	13,000	07/14/2005
20052226	ELEC OTHER	1,000	07/14/2005
20052106	XFOB	6,000	06/30/2005
20051810	H/AC	7,000	05/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2457/0899	4/29/2021	WD	U	I	11	100
GRANTOR: FARMER ROBERT C & EMI						
GRANTEE: FARMER ROBERT C & E						
2186/1820	3/28/2018	WD	Q	I	01	521,600
GRANTOR: HOLZKAMP JANE S						
GRANTEE: FARMER ROBERT C & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W21 S1 S8 E2 S8 W2 S4 W2 S2 W3 N2 W14 S63 E16 N2 E24 N18 W12 N10 W10 U14R2 N6 E6 N2 E14 N32 $
FGR=[YR=2005;ORIG=-21,1] W19 S20 E14 S2 E3 N2 E2 N4 E2 N8 W2 N8 $
PTO=[YR=2005;ORIG=0,54] E2 N5 W11 N9 E11 N8 W16 S2 W6 S6 D14L2 E22 $
FOP=[YR=2005;ORIG=-40,84] S6 E40 N8 W24 S2 W16 $
FOP=[YR=2005;ORIG=0,64] N10 W12 S10 E12 $
.

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	2005	2005	3	90	3,150	
2	0825	BRICK	0	100	14	9	126.00	SF	12.50	12.50	100	2005	2005	3	96	1,512	
3	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	2005	2005	3	87	254	
4	0810	CONCRETE A	0	100	32	3	96.00	SF	6.50	6.50	100	2005	2005	3	87	543	
5	0810	CONCRETE A	0	100	11	16	176.00	SF	6.50	6.50	100	2005	2005	3	87	995	
6	0861	POOL GUNIT	0	100	0	0	100.00	SF	85.00	85.00	100	2005	2005	3	44	3,740	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2005	2005	3	27	1,080	
9	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2005	2005	3	87	181	
10	0819	CONC 12"	0	100	2	3	6.00	SF	9.50	9.50	100	2005	2005	3	87	50	

TOTAL OB/XF 11,775

LAND DESCRIPTION

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	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000							

REVIEW DATE 04/11/2018 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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TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE	
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TOTAL JUST VALUE		618,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051367	NEW CONSTR	1,000	03/07/2005
20051303	NEW CONSTR	2,000	02/22/2005
20051171	NEW CONSTR	188,000	02/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: FARMER ROBERT C & EMI						
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GRANTOR: HOLZKAMP JANE S						
GRANTEE: FARMER ROBERT C & E						

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
11	0910	SCRN RM L	0	100	23	21	483.00	SF	15.00	15.00	100	2005	2005	3	27	1,956	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 1,956

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

REVIEW DATE 04/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS