BLOCK 22 LOT 9
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

HICKS FAMILY TRUST/HICKS NEAL P TRUSTEE
1786 GARDENIA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0022-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

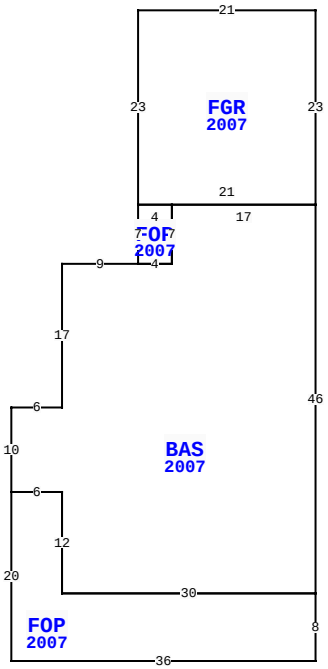
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,349	100	1,349	227,918
FGR	483	55	266	44,941
FOP	28	30	8	1,351
FOP	360	30	108	18,247
TOTALS	2,220		1,731	292,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,731	127.4900	181.67	314,471	2007	2007	0	0	0	7.00	93.00

1 SFR CUST – 0% - 0 Heated Area: 1349 HX Base Yr



1786 GARDENIA ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	292,458
TOTAL MARKET OB/XF VALUE	6,344
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	448,802
SOH/AGL Deduction	4,537
ASSESSED VALUE	444,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,265
TOTAL JUST VALUE	448,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	423,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062448	NEW CONSTR	2,000	11/03/2006
20060909	GAS	895	04/28/2006
20060673	H/AC	4,220	04/01/2006
20060444	NEW CONSTR	2,000	03/06/2006
20060391	NEW CONSTR	6,875	02/23/2006
20060392	NEW CONSTR	6,875	02/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0015	2/02/2023	WD	U	I	11	100
GRANTOR: HICKS LINDA						
GRANTEE: HICKS FAMILY TRUST						
1514/1464	7/25/2007	WD	Q	I		335,000
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: HICKS LINDA						

BUILDING NOTES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0810	CONCRETE A	0	0	9	5	45.00	SF	6.50	6.50	100	2007	2007	3	89	260	
3	0810	CONCRETE A	0	0	0	0	495.00	SF	6.50	6.50	100	2007	2007	3	89	2,864	

BUILDING DIMENSIONS

FGR=[YR=2007] W21S23FOP=[YR=2007] S7 BAS=[YR=2007] W9S17W6S10FOP=[YR=2007] S20 E36N8W30N12W6$ E6S12E30N46W17 S7W4$E4N7W4$E21 N23$.

LAND DESCRIPTION

TOTAL OB/XF 6,344

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	0		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