BLOCK 22 LOT 10
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

REES FAMILY TRUST/REES WILLIAM T TRUSTEE
1790 GARDENIA ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0022-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

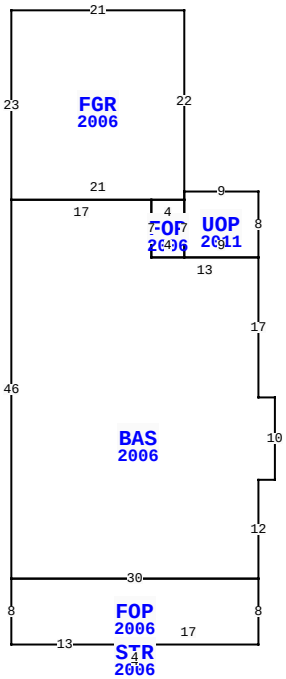
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,309	100	1,309	223,772
FGR	483	55	266	45,472
FOP	28	30	8	1,367
FOP	240	30	72	12,308
STR	8	10	1	171
UOP	72	20	14	2,393
TOTALS	2,140		1,670	285,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,670	129.6900	184.81	308,633	2006	2006	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2017 Heated Area: 1309 HX Base Yr 2017



1790 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		285,486
TOTAL MARKET OB/XF VALUE		10,519
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		416,005
SOH/AGL Deduction		109,446
ASSESSED VALUE		306,559
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,559
TOTAL JUST VALUE		416,005
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062447	OTHER	2,000	11/03/2006
20060910	GAS	895	04/28/2006
20060676	H/AC	4,205	04/01/2006
20060443	NEW CONSTR	2,000	03/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2336/0745	1/28/2020	WD	U	I	11	100
GRANTOR: REES WILLIAM T & THER						
GRANTEE: REES FAMILY TRUST						
1990/0939	7/09/2015	WD	Q	I	01	332,000
GRANTOR: MUELLER MATTHEW R & R						
GRANTEE: REES WILLIAM T & TH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N8 BAS=[YR=2006] N12 E2 N10 W2 N17
UOP=[YR=2011] N8W9 FGR=[YR=2006] N22 W21 S23
E21N1$S1FOP=[YR=2006] W4 S7 E4N7$ S7E9$ W13 N7 W17 S46
E30$W30S8 E13 STR=[YR=2006] S2E4N2W4 $ E17$.

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	7,000.00	7,000.00	100	2006	2006	3	91	6,370	
2	0810	CONCRETE A	0	100	0	0	385.00	SF	6.50	6.50	100	2006	2006	3	88	2,202	
3	0462	ST/AL FNC	0	100	60	4	240.00	SF	10.00	10.00	100	2011	2011	3	68	1,632	
4	0810	CONCRETE A	0	100	11	5	55.00	SF	6.50	6.50	100	2006	2006	3	88	315	

LAND DESCRIPTION

TOTAL OB/XF 10,519

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	0003	PUD	0.00	0.00	40.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	120,000							

REVIEW DATE 04/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/02/2023 BY SYS