

LOT 3
AMELIA PARK COTTAGE BLOCK
PB 7/211

WILLIAMS FAMILY LIVING TRUST/WILLIAMS MARK RILEY C
1767 GARDENIA STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-102R-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																										
Exterior Wall	10	ABOVE AVG 100	0500	01	3,167	118.9100	169.45	536,648	2014	2014	0	0	0	3.50	96.50	VALUATION BY STANDARD																									
Roof Structure	08	IRREGULAR 100	1 SFR CUST - 100% - 2015													Heated Area: 2584													HX Base Yr 2015												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	11	CLAY TILE 50																																							
Interior Floor	14	CARPET 50																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		4 100																																							
Bathrooms		3 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	2.	2. 100																																							
Units	0	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	1,956	100	1,956	319,843																																					
FGR	598	55	329	53,798																																					
FOP	168	30	50	8,176																																					
FSP	507	40	203	33,194																																					
FUS	628	100	628	102,690																																					
STP	6	10	1	163																																					
TOTALS			3,863	3,167	517,865																																				
EXTRA FEATURES			1767 GARDENIA ST, FERNANDINA BEACH																																						
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	0855	CONC PAVER	0 100	0	0	216.00	SF	7.00	7.00	100	2014	2014	3	95	1,436																										
2	0855	CONC PAVER	0 100	0	0	21.00	SF	7.00	7.00	100	2014	2014	3	95	140																										
3	0811	CONCRETE B	0 100	0	0	207.00	SF	5.20	5.20	100	2014	2014	3	95	1,023																										
4	0475	VF 4 SBPL	0 100	0	0	10.00	LF	14.00	14.00	100	2014	2014	3	89	125																										
5	0476	VF 6 SBPL	0 100	0	0	66.00	LF	32.00	32.00	100	2014	2014	3	89	1,880																										
6	0861	POOL GUNIT	0 100	0	0	180.00	SF	85.00	85.00	100	2014	2014	3	78	11,934																										
7	0911	SCRN RM A	0 100	0	0	466.00	SF	17.50	17.50	100	2014	2014	3	70	5,709																										
LAND DESCRIPTION			TOTAL OB/XF													22,247																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	50.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	150,000																								
REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS																																									