

BLOCK 6 LOT 1 & S10' OF LOT 2
(S-1) & FRACTION OF LOT 2
(S-2)

KEARNS-PRICE FAMILY TRUST/PRICE ANNE M TRUSTEE
1897 GARDENIA STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0006-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

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Quality 03 Quality Level 03

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	1,891	100	1,891	340,815
FGR	439	55	241	43,436
FOP	240	30	72	12,977
FOP	361	30	108	19,465
FUS	1,104	100	1,104	198,975

TOTALS 4,035 3,416 615,666

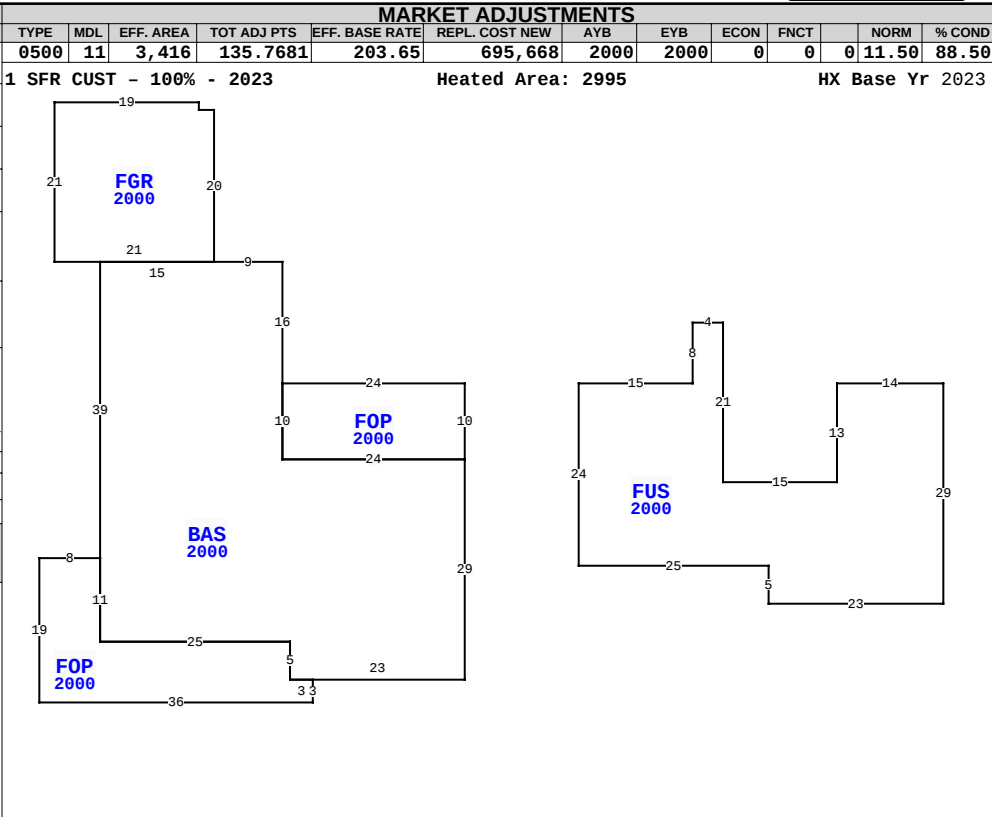
EXTRA FEATURES

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	0835	QUARY TILE	0 100	5	7	35.00	SF	15.00	15.00	100	2000	2000	3	79	415	
2	0810	CONCRETE A	0 100	36	3	108.00	SF	6.50	6.50	100	2000	2000	3	79	555	
3	0810	CONCRETE A	0 100	38	18	684.00	SF	6.50	6.50	100	2000	2000	3	79	3,512	
4	0825	BRICK	0 100	0	0	185.00	SF	12.50	12.50	100	2000	2000	3	94	2,174	
5	0810	CONCRETE A	0 100	3	7	21.00	SF	6.50	6.50	100	2000	2000	3	79	108	
6	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	52	312	
7	0476	VF 6 SBPL	0 100	0	0	91.00	LF	32.00	32.00	100	2000	2000	3	52	1,514	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		R-2	0.00	0.00	67.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	268,000							

REVIEW DATE 05/12/2019 BY KBA



1897 GARDENIA ST, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	03/21/2024	MLU
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TOTAL OB/XF 8,590

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		R-2	0.00	0.00	67.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	268,000							

Total Acres: 0.00 Total Land Value: 268,000 Market: 0 Agricultural: 0 Common: 268,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		615,666			
TOTAL MARKET OB/XF VALUE		8,590			
TOTAL LAND VALUE - MARKET		268,000			
TOTAL MARKET VALUE		892,256			
SOH/AGL Deduction		151,473			
ASSESSED VALUE		740,783			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		690,783			
TOTAL JUST VALUE		892,256			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		719,207			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002258	NEW CONSTR	184,671	02/22/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2595/1402	10/07/2022	WD Q	I	I	02
GRANTOR: HAYNES HYLTON J G & A					SALE PRICE
GRANTEE: KEARNS-PRICE FAMILY					
2197/1326	5/11/2018	WD Q	I	I	02
GRANTOR: VAUZANGES ROSEMARY T					494,000
GRANTEE: HAYNES HYLTON J G &					

BUILDING NOTES					
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BUILDING DIMENSIONS

FOP=[YR=2000] W24 BAS=[YR=2000] N16 W9 FGR=[YR=2000] N20 W2 N1 W19 S21 E21 \$ W15 S39 FOP=[YR=2000] W8 S19 E36 N3 W3 N5 W25 N11 \$ S11 E25 S5 E23 N29 W24 N10 \$ S10 E24 N10 \$ PTR=E15 FUS=[YR=2000] E15 N8 E4 S21 E15 N13 E14 S29 W23 N5 W25 N24 \$ W15 \$.

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