BLOCK 6 LOT 7
IN OR 1144/713
AMELIA PARK PHASE 1 UNIT 1

CLOWER KATHIE K
1873 GARDENIA STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0006-0070

BUILDING CHARACTERISTICS

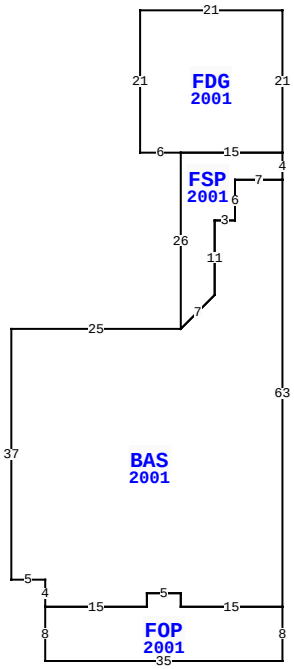
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	1,825	100	1,825	367,133
FDG	441	60	265	53,310
FOP	290	30	87	17,502
FSP	176	40	70	14,082
TOTALS	2,732		2,247	452,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,247	149.8498	224.77	505,058	2001	2001	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2004 Heated Area: 1825 HX Base Yr 2004



1873 GARDENIA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		452,027
TOTAL MARKET OB/XF VALUE		8,347
TOTAL LAND VALUE - MARKET		220,000
TOTAL MARKET VALUE		680,374
SOH/AGL Deduction		362,223
ASSESSED VALUE		318,151
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		268,151
TOTAL JUST VALUE		680,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003899	NEW CONSTR	117,000	09/05/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1144/0713	6/11/2003	WD	Q	I		259,900
GRANTOR: LOWREY JOHN F JR & JU						
GRANTEE: CLOWER KATHIE K						
0992/1182	6/18/2001	WD	Q	I		236,600
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: LOWREY JOHN F JR &						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2001] W21 S21 E6 FSP=[YR=2001] S26 BAS=[YR=2001] W25 S37 E5 S4 FOP=[YR=2001] S8 E35 N8 W15 N2 W5 S2 W15 $ E15 N2 E5 S2 E15 N63 W7 S6 W3 S11 L5 D5 $ U5 R5 N11 E3 N6 E7 N4 W15 $ E15 N21 $.

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	2001	2001	3	85	2,975	
2	0819	CONC 12"	0	100	2	6	12.00	SF	9.50	9.50	100	2001	2001	3	80	91	
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2001	2001	3	80	156	
4	0810	CONCRETE A	0	100	0	0	810.00	SF	6.50	6.50	100	2001	2001	3	80	4,212	
5	1243	WD DECK F	0	100	4	4	16.00	SF	8.00	8.00	100	2001	2001	3	20	26	
6	0478	VF 6 SLAT	0	100	0	0	54.00	LF	15.00	15.00	100	2003	2003	3	61	494	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	61	366	
8	0469	VF LATTIC	0	100	0	0	8.00	SF	5.50	5.50	100	2003	2003	3	61	27	

LAND DESCRIPTION

TOTAL OB/XF 8,347

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		R-2	0.00	0.00	55.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	220,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 220,000 Market: 0 Agricultural: 0 Common: 220,000 PRINTED 08/06/2024 BY SYS