BLOCK 15 LOT 11
IN OR 1144/546
AMELIA PARK PHASE 1 UNIT 6

TINO ALVIA/MYERS JOHN E
1515 GARDENIA STREET
FERNANDINA BEACH, FL 32034

**2024**

**00-00-31-102P-0015-0110**

## 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 | 03 | Quality Level 03 |

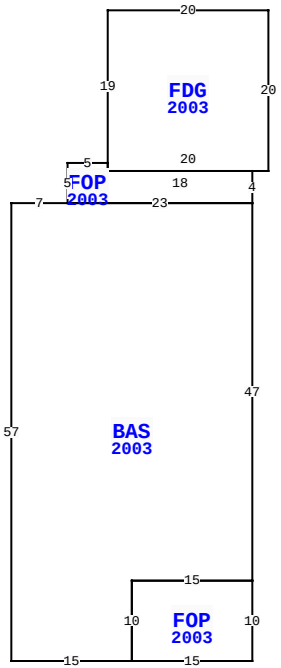
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,560 | 100 | 1,560 | 305,471 |
| FDG | 400 | 60 | 240 | 46,996 |
| FOP | 97 | 30 | 29 | 5,679 |
| FOP | 150 | 30 | 45 | 8,812 |
| TOTALS | 2,207 | | 1,874 | 366,957 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 11 | 1,874 | 144.2491 | 216.37 | 405,477 | 2003 | 2003 | 0 | 0 | 0 | 9.50 | 90.50 |

1 SFR CUST – 100% - 2004 Heated Area: 1560 HX Base Yr




1515 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 | | 366,957 |
| TOTAL MARKET OB/XF VALUE | | 7,577 |
| TOTAL LAND VALUE - MARKET | | 200,000 |
| TOTAL MARKET VALUE | | 574,534 |
| SOH/AGL Deduction | | 99,409 |
| ASSESSED VALUE | | 475,125 |
| TOTAL EXEMPTION VALUE | 13 | 475,125 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 574,534 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 461,286 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20033283 | NEW CONSTR | 143,000 | 06/18/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1144/0546 | 6/11/2003 | WD | Q | V | | 52,500 |
| GRANTOR: BRYLEN HOMES LTD | | | | | | |
| GRANTEE: MYERS JOHN E & ALVI | | | | | | |
| 1144/0544 | 6/11/2003 | WD | U | V | 19 | 50,000 |
| GRANTOR: AMELIA PARK DEVELOPME | | | | | | |
| GRANTEE: BRYLEN HOMES LTD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FDG=[YR=2003] W20 S19 FOP=[YR=2003] W5 S5 BAS=[YR=2003] W7 S57 E15 FOP=[YR=2003] E15 N10 W15 S10 $ N10 E15 N47 W23 $ E23 N4 W18 N1 $ S1 E20 N20 $ .

## 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 | 2003 | 2003 | 3 | 87 | 3,045 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 35 | 19 | 665.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 83 | 3,588 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 9 | 13 | 117.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 83 | 631 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 5 | 5 | 25.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 83 | 135 | |
| 5 | 0810 | CONCRETE A | 0 | 100 | 11 | 3 | 33.00 | SF | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 83 | 178 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,577

| 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 | R-2 | 0.00 | 0.00 | 50.00 | FF | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 200,000 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS