

BLOCK 21 LOT 8
IN OR 2182/740
AMELIA PARK PHASE 2 UNIT 8

ROOD MARY A &/EASH RONALD W
1710 GARDENIA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0021-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

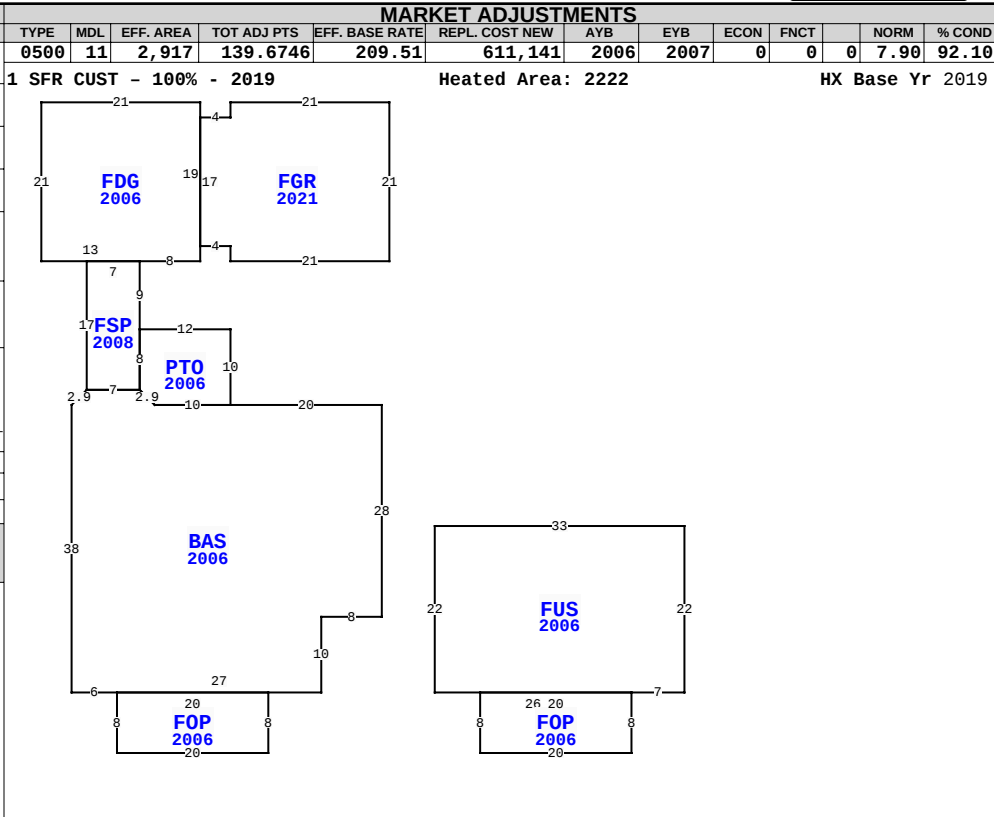
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1,496	288,666
FDG	441	60	265	51,134
FGR	509	55	280	54,029
FOP	160	30	48	9,262
FOP	160	30	48	9,262
FSP	119	40	48	9,262
FUS	726	100	726	140,088
PTO	118	5	6	1,158

TOTALS	3,729		2,917	562,861
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1100	VAC SYSTEM	0 100	0	0	1.00	UT	1,320.00	1,320.00	100	2006
2	0825	BRICK	0 100	3	20	60.00	SF	25.00	25.00	100	2006
3	0825	BRICK	0 100	12	4	48.00	SF	12.50	12.50	100	2006
4	0810	CONCRETE A	0 100	0	0	560.00	SF	6.50	6.50	100	2006
5	0450	PREFAB FNC	0 100	17	10	170.00	LF	13.20	13.20	100	2006
6	0462	ST/AL FNC	0 100	43	4	172.00	SF	10.00	10.00	100	2006
7	0910	SCRN RM L	0 100	10	12	120.00	SF	15.00	15.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-2	0.00	0.00	57.00	FF	1.00



1710 GARDENIA ST, FERNANDINA BEACH

TOTAL OB/XF											
7,460											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		562,861	
TOTAL MARKET OB/XF VALUE		7,460	
TOTAL LAND VALUE - MARKET		228,000	
TOTAL MARKET VALUE		798,321	
SOH/AGL Deduction		266,645	
ASSESSED VALUE		531,676	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		481,676	
TOTAL JUST VALUE		798,321	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		644,451	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-071432	Size for size kit	70,000	12/18/2023
20200575	ADDITION	0	11/30/2020
20070427	XFOB	3,800	03/12/2007
20062269	OTHER	143	10/03/2006
20061069	H/AC	7,150	05/17/2006
20060761	NEW CONSTR	2,000	04/13/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2182/0740	3/07/2018	WD Q	I	02	
GRANTOR: MCGEE THOMAS S & JULI					
GRANTEE: ROOD MARY ANN & RON					
1380/1841	1/11/2006	WD Q	V	21	119,800
GRANTOR: BRYLEN HOMES LTD					
GRANTEE: MCGEE THOMAS S & JU					

BUILDING NOTES											
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BUILDING DIMENSIONS

BAS=[YR=2006] N10E8N28W20PTO=[YR=2006] N10 W12FSP=[YR=2008]
N9 FDG=[YR=2006] E8N2 FGR=[YR=2021] E4 S2 E21 N21 W21 S2 W4
S17N19W21S21E13\$W7S17E7N8\$ S8 D2 R2 E10\$W10 L2 U2 W7 D2
L2 S38E6 FOP=[YR=2006] S8E20N8W20\$ E27\$ PTR= E15
FUS=[YR=2006] N22E33 S22W7 FOP=[YR=2006] S8W20N8E20\$W26\$
W15\$.