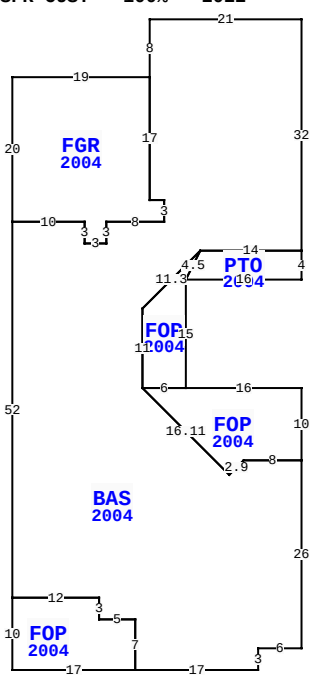


INGRAHAM EDGAR G & KAREN
1730 GARDENIA ST
FERNANDINA BEACH, FL 32034

00-00-31-102P-0021-0100

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	VALUATION SUMMARY																														
Exterior Wall		10	ABOVE AVG 100		0500	11	2,664		145.2067	217.81	580,246	2004	2004		0		0	9.00	91.00	VALUATION BY					STANDARD																								
Roof Structur		08	IRREGULAR 100		1 SFR CUST - 100% - 2022															Heated Area: 2320															HX Base Yr 2022														
Roof Cover		03	COMP SHNGL 100																	Tax Group: 2															Tax Dist:														
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE															528,024														
Interior Floo		15	HARDTILE 70																	TOTAL MARKET OB/XF VALUE															16,053														
Interior Floo		14	CARPET 30																	TOTAL LAND VALUE - MARKET															228,000														
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE															772,077														
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction															150,818														
Bedrooms			3 100																	ASSESSED VALUE															621,259														
Bathrooms			2.5 100																	TOTAL EXEMPTION VALUE															HX HB 50,000														
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE															571,259														
Stories		1.	1. 100																	TOTAL JUST VALUE															772,077														
Units		00	0 100		NCON VALUE															0																													
Occupancy		00	NONE 100		INCOME VALUE																																												
					PREVIOUS YEAR MKT VALUE															624,608																													
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	2,320	100	2,320	459,840																																													
FGR	395	55	217	43,011																																													
FOP	86	30	26	5,153																																													
FOP	155	30	46	9,117																																													
FOP	174	30	52	10,307																																													
PTO	60	5	3	594																																													
TOTALS	3,190		2,664	528,024																																													
EXTRA FEATURES					1730 GARDENIA ST, FERNANDINA BEACH										BLD DATE 11/06/2013 KK					LGL DATE					03/21/2024 MLU																								
															XF DATE					LAND DATE																													
															INC DATE					AG DATE																													
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080																																		
2	0825	BRICK	0 100	14	6	84.00	SF	12.50	12.50	100	2004	2004	3	96	1,008																																		
3	0810	CONCRETE A	0 100	5	6	30.00	SF	6.50	6.50	100	2004	2004	3	84	164																																		
4	0810	CONCRETE A	0 100	0	0	46.00	SF	6.50	6.50	100	2004	2004	3	84	251																																		
5	0810	CONCRETE A	0 100	0	0	392.00	SF	6.50	6.50	100	2004	2004	3	84	2,140																																		
6	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2004	2004	3	84	393																																		
7	0861	POOL GUNIT	0 100	0	0	110.00	SF	85.00	85.00	100	2004	2004	3	36	3,366																																		
8	0855	CONC PAVER	0 100	0	0	210.00	SF	10.00	10.00	100	2004	2004	3	84	1,764																																		
9	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2004	2004	3	22	880																																		
10	0910	SCRN RM L	0 100	0	0	319.00	SF	15.00	15.00	100	2004	2004	3	22	1,053																																		
LAND DESCRIPTION					TOTAL OB/XF										14,099																																		
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	57.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	228,000																																
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BUILDING CHARACTERISTICS																	MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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