

BLOCK 22 LOT 8
IN OR 1877/928
AMELIA PARK PHASE 2 UNIT 8

PARKER ELLEN B
1782 GARDENIA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0022-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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
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NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,405	100	1,405	289,581
FGR	483	55	266	54,825
FOP	28	30	8	1,649
FOP	144	30	43	8,862

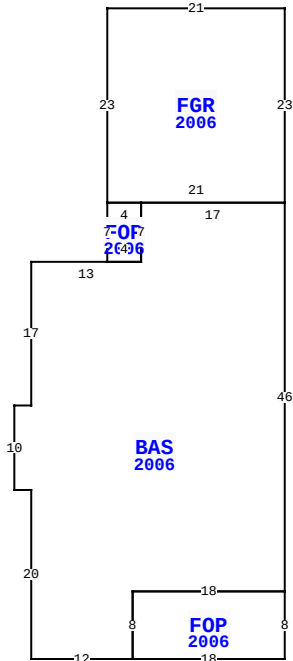
TOTALS	2,060		1,722	354,918
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
2	0810	CONCRETE A	0	100	0	0		375.00	SF 6.50
3	0810	CONCRETE A	0	100	11	5		55.00	SF 6.50
4	0825	BRICK	0	100	2	5		10.00	SF 25.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	0.00	0.00	40.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,722	149.3520	224.03	385,780	2006	2006	0	0	0	8.00	92.00
1 SFR CUST - 100% - 2014												
Heated Area: 1405												
HX Base Yr 2014												



1782 GARDENIA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 2								Tax Dist:	
BUILDING MARKET VALUE								354,918	
TOTAL MARKET OB/XF VALUE								5,822	
TOTAL LAND VALUE - MARKET								160,000	
TOTAL MARKET VALUE								520,740	
SOH/AGL Deduction								234,721	
ASSESSED VALUE								286,019	
TOTAL EXEMPTION VALUE								50,000	
BASE TAXABLE VALUE								236,019	
TOTAL JUST VALUE								520,740	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								419,514	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062446	NEW CONSTR	2,000	11/03/2006
20060908	GAS	895	04/27/2006
20060678	H/AC	4,290	04/01/2006
20060445	NEW CONSTR	2,000	03/06/2006
20060389	NEW CONSTR	6,875	02/23/2006
20053191	DEMOLITION	0	12/15/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1877/0928	8/30/2013	WD	Q	I	02	315,000			

GRANTOR: COTE LYNN ETAL									
GRANTEE: PARKER ELLEN B									
1704/0745	10/05/2010	TD	U	I	19	12,000			
GRANTOR: ISAACSON NANCY TRUSTE									
GRANTEE: COTE LYNN									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2006] N8 BAS=[YR=2006] N46 FGR=[YR=2006] N23 W21 S23 E21\$W17 FOP=[YR=2006] W4 S7 E4 N7\$S7W13S17W2 S10E2S20E12N8E18\$W18S8E18\$.									

TOTAL OB/XF									
5,822									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	0.00	0.00	40.00