BLOCK 22 LOT 9
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

HICKS FAMILY TRUST/HICKS NEAL P TRUSTEE
1786 GARDENIA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0022-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

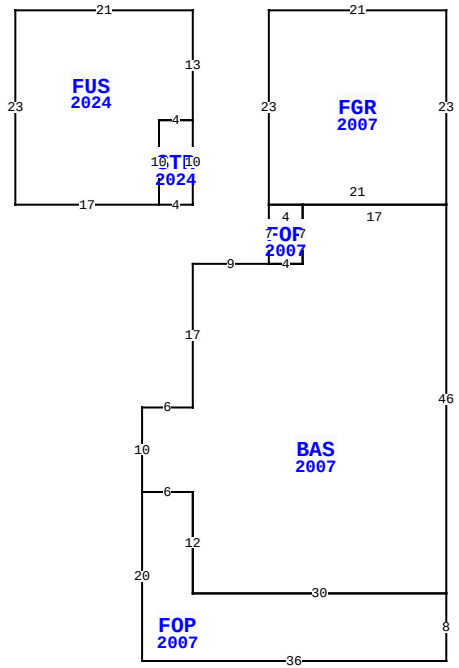
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	1,349	100	1,349	272,326
FGR	483	55	266	53,698
FOP	28	30	8	1,615
FOP	360	30	108	21,802
FUS	443	100	443	89,429
STR	40	10	4	808
TOTALS	2,703		2,178	439,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,178	145.4937	218.24	475,327	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2023 Heated Area: 1792 HX Base Yr 2023



1786 GARDENIA ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		439,677
TOTAL MARKET OB/XF VALUE		6,273
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		645,950
SOH/AGL Deduction		97,515
ASSESSED VALUE		548,435
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		498,435
TOTAL JUST VALUE		645,950
NCON VALUE		86,169
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0186	2nd story additio		04/03/2023
20062448	NEW CONSTR	2,000	11/03/2006
20060909	GAS	895	04/28/2006
20060673	H/AC	4,220	04/01/2006
20060444	NEW CONSTR	2,000	03/06/2006
20060391	NEW CONSTR	6,875	02/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2620/0015	2/02/2023	WD	U	I	11	100
GRANTOR: HICKS LINDA						
GRANTEE: HICKS FAMILY TRUST						
1514/1464	7/25/2007	WD	Q	I		335,000
GRANTOR: WATSON HOME BUILDERS						
GRANTEE: HICKS LINDA						

BUILDING NOTES

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	2007	2007	3	91	3,185	
2	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	2007	2007	3	88	257	
3	0810	CONCRETE A	0	100	0	0	495.00	SF	6.50	6.50	100	2007	2007	3	88	2,831	

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=-21,30] W9 S17 W6 S10 E6 S12 E30 N46 W17 S7 W4 $
FGR=[YR=2007;ORIG=0,0] W21 S23 E21 N23 $
FOP=[YR=2007;ORIG=-36,57] S20 E36 N8 W30 N12 W6 $
FOP=[YR=2007;ORIG=-21,23] S7 E4 N7 W4 $
FUS=[YR=2024;ORIG=-30,0] W21 S23 E17 N10 E4 N13 $
STR=[YR=2024;ORIG=-34,13] E4 S10 W4 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,273

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	50.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	200,000							

REVIEW DATE 02/12/2024 BY DJ Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS