

LOT 1
IN OR 2025/114
AMELIA PARK COTTAGE BLOCK

BRANTON DEBRA E/SOSSA MARIA M
1775 GARDENIA ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-102R-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
APT	400	100	400	85,463
HXB	1,255	100	1,255	268,139
HXE	132	80	106	22,648
HXG	400	55	220	47,004
HXO	30	5	2	427
HXP	35	30	10	2,136
HXP	216	30	65	13,888
STR	100	10	10	2,136
TOTALS	2,568		2,068	441,843

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2008
2	0825	BRICK	0 100	40	3	120.00	SF	12.50	12.50	100	2008
3	0825	BRICK	0 100	68	4	272.00	SF	12.50	12.50	100	2008
4	0810	CONCRETE A	0 100	8	7	56.00	SF	6.50	6.50	100	2008
5	0810	CONCRETE A	0 100	9	50	450.00	SF	6.50	6.50	100	2008
6	1076	TRELLIS A	0 100	7	7	49.00	SF	11.25	11.25	100	2010
7	0861	POOL GUNIT	0 100	0	0	196.00	SF	170.00	170.00	100	2015
8	0855	CONC PAVER	0 100	0	0	550.00	SF	7.00	7.00	100	2015

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	0003	R-2	0.00	0.00	50.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,068	152.3390	228.51	472,559	2008	2009	0	0	6.50	93.50
1 SFR CUST - 80.17% - 2017											
Heated Area: 1761											
HX Base Yr 2017											
1775 GARDENIA ST, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		441,843	
TOTAL MARKET OB/XF VALUE		40,879	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		682,722	
SOH/AGL Deduction		295,106	
ASSESSED VALUE		387,616	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		337,616	
TOTAL JUST VALUE		682,722	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		557,503	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150531	SWIM POOL	32,500	03/11/2015
20100799	H/AC	230	05/13/2010
20100786	ELEC OTHER	400	05/11/2010
20100728	REMODEL	16,000	05/04/2010
20080344	ELEC OTHER	4,000	03/06/2008
20071831	GAS	900	09/26/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2025/0114	1/22/2016	WD Q	I	02		450,000	
GRANTOR: WILLETTE MARK T & DEI							
GRANTEE: BRANTON DEBRA E & M							
1935/0160	8/29/2014	WD Q	I	02		405,000	
GRANTOR: PALMER MARY BETH & SA							
GRANTEE: WILLETTE MARK T & D							

BUILDING NOTES											
BUILDING DIMENSIONS											
HXO=[YR=2008] W6 HXP=[YR=2008] W7S5 HXB=[YR=2008] W16S47E1 HXP=[YR=2008] S8E27 N8W27\$ E28N22 U2 R2 N10 U2 L2 HXE=[YR=2010] N11W12S11E12\$ W12N11W1 \$E7N5\$ S5E6N5\$ PTR=N15W10 HXG=[YR=2008] E20N20W20S20\$ E10S15\$ PTR=N15E15 STR=[YR=2008] E4N6E3 APT=[YR=2008] S6E20N20W20S14\$ N14W6 S4E2S6W3S10\$ W15S15\$.											