

LOT 3
AMELIA PARK COTTAGE BLOCK
PB 7/211

WILLIAMS FAMILY LIVING TRUST/WILLIAMS MARK RILEY C
1767 GARDENIA STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-102R-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,956	100	1,956	395,249
FGR	598	55	329	66,481
FOP	168	30	50	10,104
FSP	507	40	203	41,020
FUS	628	100	628	126,900
STP	6	10	1	202

TOTALS	3,863		3,167	639,957
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	216.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	21.00	SF	7.00	7.00
3	0811	CONCRETE B	0 100	0	0	207.00	SF	5.20	5.20
4	0475	VF 4 SBPL	0 100	0	0	10.00	LF	14.00	14.00
5	0476	VF 6 SBPL	0 100	0	0	66.00	LF	32.00	32.00
6	0861	POOL GUNIT	0 100	0	0	180.00	SF	85.00	85.00
7	0911	SCRN RM A	0 100	0	0	466.00	SF	17.50	17.50

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	50.00

REVIEW DATE 01/14/2021 BY TWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0500	11	3,167	140.3248	210.49	666,622	2014	2014	0	0	0	4.00	96.00	
1 SFR CUST - 100% - 2024													
Heated Area: 2584													
HX Base Yr 2024													

1767 GARDENIA ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/21/2024 MLU

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					639,957				
TOTAL MARKET OB/XF VALUE					21,334				
TOTAL LAND VALUE - MARKET					200,000				
TOTAL MARKET VALUE					861,291				
SOH/AGL Deduction					0				
ASSESSED VALUE					861,291				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					811,291				
TOTAL JUST VALUE					861,291				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					690,112				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132278	SWIM POOL	24,905	09/27/2013
20131464	NEW CONSTR	11,700	06/25/2013
20131436	NEW CONSTR	2,000	06/21/2013
20131312	NEW CONSTR	393,000	06/11/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2642/1368	5/24/2023	WD	Q	I	01	1,133,000	
GRANTOR: MCCOURT CHARLES B REV							
GRANTEE: WILLIAMS FAMILY LIV							
2018/0933	10/22/2015	QC	U	I	11	100	
GRANTOR: MCCOURT CHARLES BRIAN							
GRANTEE: CHARLES BRIAN MCCOU							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2014] W26 S23 E3 FSP=[YR=2014] S21 BAS=[YR=2014] S54 E16 FOP=[YR=2014] S6 E2 STP=[YR=2014] S2 E3 N2 W3\$ E19 N8 W21 S2\$ N2 E21 N52 W37\$ E37 N12 W30 N9 W7\$ E23 N23\$ PTR= E25 FUS=[YR=2014] E13 S52 W13 N18 E6 N8 W6 N26\$ W25\$.									

TOTAL OB/XF									
21,334									
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	50.00

Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/06/2024 BY SYS