

BLOCK 1 LOT 13
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

JUSTYN MARY ANN & DAVID J L/E/
1888 GARDENIA STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0001-0130



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
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
NEIGHBORHOOD/LOC	1031.00	01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	630	100	1999	630	117,623
BAS	302	100	2021	302	56,385
FOP	72	30	1999	22	4,107
HXB	1,356	100	1999	1,356	253,171
HXB	1,386	100	1999	1,386	258,772
HXG	630	55	1999	346	64,600
HXP	112	30	1999	34	6,348
HXP	339	30	1999	102	19,044

TOTALS	4,827			4,178	780,050
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0819	CONC 12"	0	100	2	6	12.00	SF	9.50
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50
3	0810	CONCRETE A	0	100	65	28	1,820.00	SF	6.50
4	1126	CB/STC 8"	0	100	28	2	56.00	SF	8.00
5	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00
7	0845	KOOL DECK	0	100	0	0	510.00	SF	14.50
8	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,178	132.7709	209.78	876,461	1999	2001	0	0	0 11.00	89.00
1 SFR CUST - 77.17% - 2006 Heated Area: 3674 HX Base Yr 2006											
1888 GARDENIA ST, FERNANDINA BEACH											
BLD DATE			LGL DATE			05/08/2025 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	0819	CONC 12"	0	100	2	6	12.00	SF	9.50	9.50	100	1999	1999	3	75	86	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	1999	1999	3	75	307	
3	0810	CONCRETE A	0	100	65	28	1,820.00	SF	6.50	6.50	100	1999	1999	3	75	8,873	
4	1126	CB/STC 8"	0	100	28	2	56.00	SF	8.00	8.00	100	1999	1999	3	75	336	
5	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2006	2006	3	40	9,792	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2008	2008	3	31	1,240	
7	0845	KOOL DECK	0	100	0	0	510.00	SF	14.50	14.50	100	2008	2008	3	88	6,508	
8	0476	VF 6 SBPL	0	100	0	0	125.00	LF	32.00	32.00	100	2006	2006	3	66	2,640	

LAND DESCRIPTION										TOTAL OB/XF 29,782									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	RES	100		R-2	0.00	0.00	52.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	260,000		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		780,050	
TOTAL MARKET OB/XF VALUE		29,782	
TOTAL LAND VALUE - MARKET		260,000	
TOTAL MARKET VALUE		1,069,832	
SOH/AGL Deduction		485,059	
ASSESSED VALUE		584,773	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		534,051	
TOTAL JUST VALUE		1,069,832	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		984,091	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200873	ADDITION	0	01/04/2021
20080588	SWIM POOL	24,500	04/14/2008
20080589	ELEC OTHER	700	04/14/2008
20080590	OTHER	1,000	04/14/2008
990217	NEW CONSTR	40,746	04/13/1999
990111	NEW CONSTR	211,000	03/23/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2781/398	4/15/2025	LE	U	I	11
GRANTOR: JUSTYN DAVID J & MARY					
GRANTEE: JUSTYN CASSANDRA RO					
1319/0043	5/20/2005	WD	Q	I	
GRANTOR: GARVIN VICTOR A & MAR					
GRANTEE: JUSTYN MARY ANN & D					

BUILDING NOTES									
BUILDING DIMENSIONS									
HXG=[YR=1999] W21 S30 HXP=[YR=1999] S8 E5 S13 HXB=[YR=1999] S34 BAS=[YR=2021] S13 E26 N8HXP=[YR=1999] E14 N8 W14 S8N8 W8S8 W12 N5 W6 \$ E6 S5 E12 N8 E22 N31 W16 N2 U2 L2 W5 D2 L2 S2 W15 \$ E15 N2 U2 R2 N5 W11 N4 E10 N8 W21 \$ E21 N30 \$ PTR= E25 APT=[YR=1999] E21 S30 W3 FOP=[YR=1999] S4 W18 N4 E18 \$ W18 N30 \$ W25 \$ PTR= S55E35 HXB=[YR=1999] S25E6 S14E12N5 E8 N3 E14 N31 W16 N2 U2 L2 W5 D2 L2 S2 W15\$ W35N55 \$.									