BLOCK 6 LOT 1 & S10' OF LOT 2
(S-1) & FRACTION OF LOT 2
(S-2)

KEARNS-PRICE FAMILY TRUST/PRICE ANNE M TRUSTEE
1897 GARDENIA STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

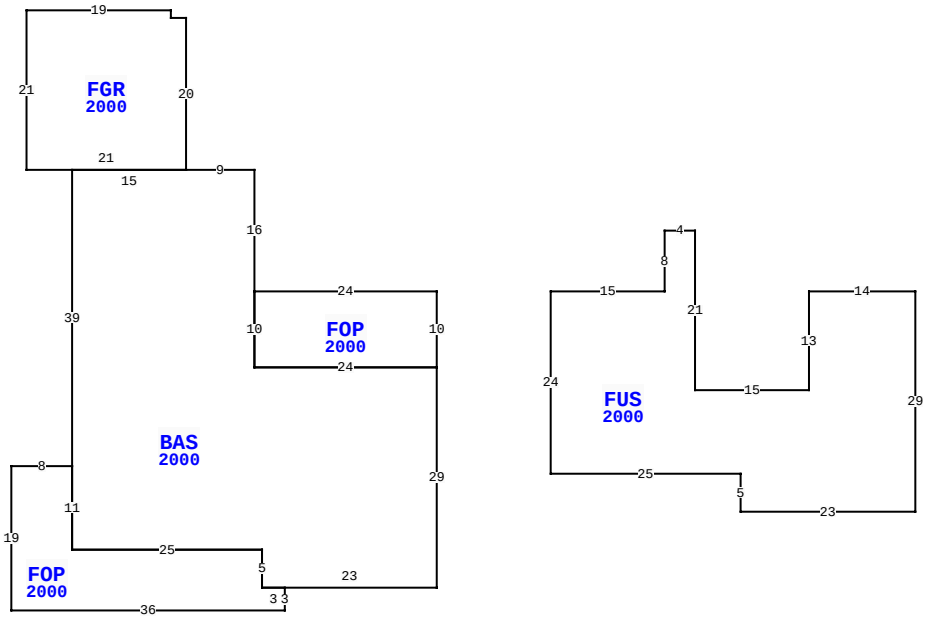
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100	2000	1,891	356,961
FGR	439	55	2000	241	45,493
FOP	240	30	2000	72	13,592
FOP	361	30	2000	108	20,387
FUS	1,104	100	2000	1,104	208,401
TOTALS	4,035			3,416	644,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	3,416	135.7681	214.51	732,766	2000	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2023 Heated Area: 2995 HX Base Yr 2023



1897 GARDENIA ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		644,834
TOTAL MARKET OB/XF VALUE		8,310
TOTAL LAND VALUE - MARKET		335,000
TOTAL MARKET VALUE		988,144
SOH/AGL Deduction		225,878
ASSESSED VALUE		762,266
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		711,544
TOTAL JUST VALUE		988,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		892,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002258	NEW CONSTR	184,671	02/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1402	10/07/2022	WD	Q	I	02	972,000
GRANTOR: HAYNES HYLTON J G & A						
GRANTEE: KEARNS-PRICE FAMILY						
2197/1326	5/11/2018	WD	Q	I	02	494,000
GRANTOR: VAUZANGES ROSEMARY T						
GRANTEE: HAYNES HYLTON J G &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W24 BAS=[YR=2000] N16 W9 FGR=[YR=2000] N20 W2 N1 W19 S21 E21 $ W15 S39 FOP=[YR=2000] W8 S19 E36 N3 W3 N5 W25 N11 $ S11 E25 S5 E23 N29 W24 N10 $ S10 E24 N10 $ PTR= E15 FUS=[YR=2000] E15 N8 E4 S21 E15 N13 E14 S29 W23 N5 W25 N24 $ W15 $.

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	0835	QUARY TILE	0	100	5	7	35.00	SF	15.00	15.00	100	2000	2000	3	77	404	
2	0810	CONCRETE A	0	100	36	3	108.00	SF	6.50	6.50	100	2000	2000	3	77	541	
3	0810	CONCRETE A	0	100	38	18	684.00	SF	6.50	6.50	100	2000	2000	3	77	3,423	
4	0825	BRICK	0	100	0	0	185.00	SF	12.50	12.50	100	2000	2000	3	93	2,151	
5	0810	CONCRETE A	0	100	3	7	21.00	SF	6.50	6.50	100	2000	2000	3	77	105	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	48	288	
7	0476	VF 6 SBPL	0	100	0	0	91.00	LF	32.00	32.00	100	2000	2000	3	48	1,398	

LAND DESCRIPTION

TOTAL OB/XF 8,310

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	RES	100		R-2	0.00	0.00	67.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	335,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 335,000 Market: 0 Agricultural: 0 Common: 335,000 PRINTED 07/30/2025 BY SYS