BLOCK 6 LOT 2
IN OR 2197/556
EX S-1 & S-2

LAWHORNE ANGELA
1893 GARDENIA ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

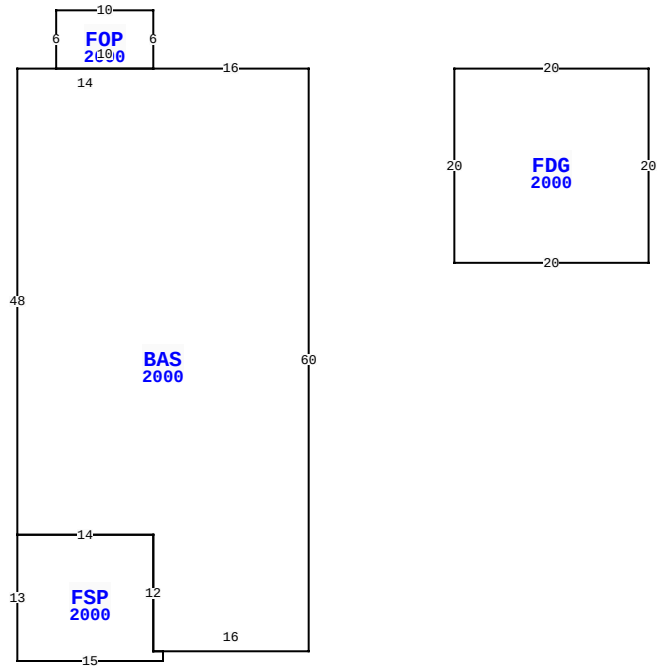
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100	2000	1,632	326,344
FDG	400	60	2000	240	47,992
FOP	60	30	2000	18	3,599
FSP	183	40	2000	73	14,597
TOTALS	2,275			1,963	392,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,963	143.0045	225.95	443,540	2000	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2019 Heated Area: 1632 HX Base Yr 2019



1893 GARDENIA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		392,533
TOTAL MARKET OB/XF VALUE		3,509
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		596,042
SOH/AGL Deduction		283,256
ASSESSED VALUE		312,786
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		257,064
TOTAL JUST VALUE		596,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2197/0556	5/18/2018	WD	Q	I	01	430,000
GRANTOR: MCCRACKEN JULIE						
GRANTEE: LAWHORNE ANGELA & S						
1570/0251	6/05/2008	TD	Q	I		365,000
GRANTOR: ANDERSON MARY E TRUST						
GRANTEE: MCCRACKEN JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W16 FOP=[YR=2000] N6 W10 S6 E10 $ W14 S48 FSP=[YR=2000] S13 E15 N1 W1 N12 W14 $ E14 S12 E16 N60 $ PTR= E15 FDG=[YR=2000] E20 S20 W20 N20 $ 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	0819	CONC 12"	0	100	2	5	10.00	SF	9.50	9.50	100	2000	2000	3	77	73	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2000	2000	3	77	315	
3	0810	CONCRETE A	0	100	0	0	552.00	SF	6.50	6.50	100	2000	2000	3	77	2,763	
4	0475	VF 4 SBPL	0	100	0	0	22.00	LF	14.00	14.00	100	2001	2001	3	52	160	
5	0477	VF 4 SLAT	0	100	0	0	3.00	LF	14.00	14.00	100	2003	2003	3	58	24	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	58	174	

LAND DESCRIPTION

TOTAL OB/XF 3,509

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	40.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS