BLOCK 6 LOT 3
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

COSTANTINO CLAIRE R LVG TRUST/COSTANTINO CLAIRE R
1889 GARDENIA ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0006-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

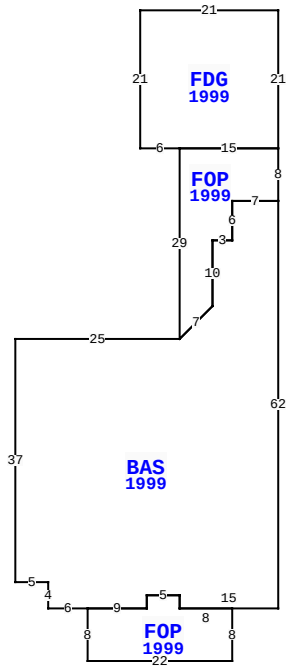
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,815	100	1999	1,815	357,741
FDG	441	60	1999	265	52,232
FOP	186	30	1999	56	11,038
FOP	231	30	1999	69	13,600
TOTALS	2,673			2,205	434,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,205	141.7599	223.98	493,876	1999	1999	0	0	0	12.00	88.00

1 SFR CUST – 0% - 0 Heated Area: 1815 HX Base Yr



1889 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	434,611
TOTAL MARKET OB/XF VALUE	7,415
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	692,026
SOH/AGL Deduction	85,614
ASSESSED VALUE	606,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	606,412
TOTAL JUST VALUE	692,026
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	622,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110078	H/AC	4,000	01/18/2011
20090308	XFOB	2,900	03/10/2009
19984606	NEW CONSTR	110,111	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2446/0062	3/25/2021	WD	Q	I	01	530,000
GRANTOR: MCNAMARA EVELYN						
GRANTEE: COSTANTINO CLAIRE R						
2131/0202	6/30/2017	WD	Q	I	01	430,000
GRANTOR: LAKE PHYLLIS S REVOCA						
GRANTEE: MCNAMARA HAROLD & E						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=1999] W21 S21 E6 FOP=[YR=1999] S29 BAS=[YR=1999] W25 S37 E5 S4 E6 FOP=[YR=1999] S8 E22 N8 W8 N2 W5 S2 W9 $ E9 N2 E5 S2 E15 N62 W7 S6 W3 S10 L5 D5 $ U5 R5 N10E3 N6 E7 N8 W15 $ E15 N21 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	0	13	5	65.00	SF	6.50	6.50	100	1999	1999	3	75	317	
3	0810	CONCRETE A	0	0	0	0	548.00	SF	6.50	6.50	100	1999	1999	3	75	2,672	
4	0851	PATIO STON	0	0	11	2	22.00	SF	1.50	1.50	100	2001	2001	3	79	26	
5	0477	VF 4 SLAT	0	0	0	0	78.00	LF	14.00	14.00	100	2003	2003	3	58	633	
6	0477	VF 4 SLAT	0	0	0	0	90.00	LF	14.00	14.00	100	2009	2009	3	74	932	

LAND DESCRIPTION

TOTAL OB/XF 7,415

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	0	0006	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS