

BLOCK 6 LOT 4
IN OR 1800/1087
AMELIA PARK PHASE 1 UNIT 1

MOON JEFFREY C/KENNEY PATRICIA A
1885 GARDENIA ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0006-0040



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	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
BAS	1,825	100
BAS	236	100
FDG	441	60
FOP	186	30
TOTALS	2,688	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,382	145.3693	229.68	547,098	2001	2001	0	0	0 11.00	89.00
1 SFR CUST - 100% - 2014											
Heated Area: 2061											
HX Base Yr 2014											
TOTALS	2,688		2,382	486,917							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		486,917	
TOTAL MARKET OB/XF VALUE		29,337	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		766,254	
SOH/AGL Deduction		361,402	
ASSESSED VALUE		404,852	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		354,130	
TOTAL JUST VALUE		766,254	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		694,867	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190321	SWIM POOL	43,000	06/05/2019
20131592	REMODEL	500	07/08/2013
20131434	NEW CONSTR	2,000	06/21/2013
20131327	REMODEL	4,950	06/12/2013
20131300	REPAIR/RRF	110,000	06/07/2013
2003699	NEW CONSTR	117,000	08/11/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1800/1087	6/29/2012	WD	Q	I	02
GRANTOR: DELK SHERMAN D JR & B					
GRANTEE: MOON JEFFREY C & PA					
1467/0517	12/22/2006	WD	Q	I	
GRANTOR: STALLINGS S MICHAEL					
GRANTEE: DELK SHERMAN D JR &					

BUILDING NOTES					

BUILDING DIMENSIONS					
FDG=[YR=2001] W21 S21 BAS=[YR=2013] S8 BAS=[YR=2001] S63 E6 FOP=[YR=2001] S8 E22 N8 W8 N2 W5 S2 W9 \$ E9 N2 E5 S2 E15 N4 E5 N37 W25 U5 L5 N11 W3 N6 W7 \$ E7 S6 E3 S11 D5 R5 N30 W15 \$ E21 N21 \$.					

EXTRA FEATURES														
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
1	0819	CONC 12"	0 100	2	7	14.00	SF	9.50	9.50	100	2001	2001	3	79
2	0861	POOL GUNIT	0 100	20	10	200.00	SF	85.00	85.00	100	2019	2019	3	87
3	0855	CONC PAVER	0 100	0	0	966.00	SF	10.00	10.00	100	2019	2019	3	97
4	0810	CONCRETE A	0 100	0	0	527.00	SF	6.50	6.50	100	2001	2001	3	79
5	0476	VF 6 SBPL	0 100	0	0	10.00	LF	16.00	16.00	100	2007	2007	3	69
6	0476	VF 6 SBPL	0 100	0	0	60.00	LF	40.00	40.00	100	2019	2019	3	94

LAND DESCRIPTION										TOTAL OB/XF					29,337									
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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							
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