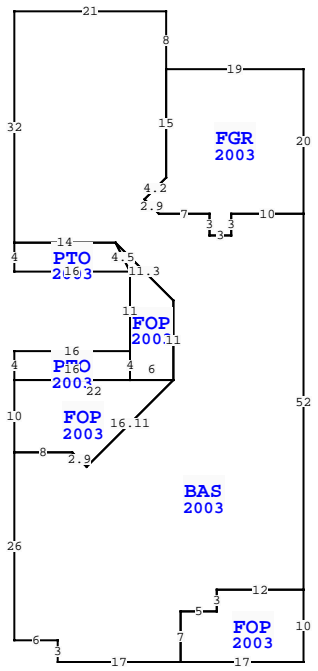


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	YEAR
BAS	2,318	100	2003
FGR	398	55	2003
FOP	86	30	2003
FOP	155	30	2003
FOP	174	30	2003
PTO	60	5	2003
PTO	64	5	2003
TOTALS	3,255		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2004	229.43	611,890	2003	2003	0	0	10.00	90.00
Heated Area: 2318 HX Base Yr 2004											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			550,701
TOTAL MARKET OB/XF VALUE			8,910
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			809,611
SOH/AGL Deduction			416,792
ASSESSED VALUE			392,819
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			342,097
TOTAL JUST VALUE			809,611
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			734,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122225	H/AC	3,000	10/31/2012
20102054	REMODEL	28,650	12/01/2010
20080474	ADDITION	1,000	03/25/2008
20033878	XFOB	3,000	09/17/2003
20032578	NEW CONSTR	188,000	02/25/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2206/0799	6/04/2018	QC	U	I	11	100

GRANTOR: GLASSBRENNER RICHARD
GRANTEE: GLASSBRENNER FAMILY
1106/0880 1/09/2003 WD U V 21 58,500
GRANTOR: BRYLEN HOMES LTD
GRANTEE: GLASSBRENNER RICHAR

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	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0810	CONCRETE A	0	100	0	550.00	SF	6.50	6.50	100	2003	2003	3	82	2,932	
3	0810	CONCRETE A	0	100	10	40.00	SF	6.50	6.50	100	2003	2003	3	82	213	
4	0810	CONCRETE A	0	100	13	39.00	SF	6.50	6.50	100	2003	2003	3	82	208	
5	0819	CONC 12"	0	100	10	40.00	SF	9.50	9.50	100	2003	2003	3	82	312	
6	1131	REINFR 8	0	100	11	22.00	SF	9.45	9.45	100	2003	2003	3	95	198	
7	0476	VF 6 SBPL	0	100	0	59.00	LF	32.00	32.00	100	2003	2003	3	58	1,095	
8	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2003	2003	3	58	174	
9	0910	SCRN RM L	0	100	16	256.00	SF	15.00	15.00	100	2003	2003	3	20	768	

1516 GARDENIA ST, FERNANDINA BEACH

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

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2003] W19 BAS=[YR=2003] N8 W21 S32 PTO=[YR=2003] S4 E16 FOP=[YR=2003] S11PTO=[YR=2003] W16S4 FOP=[YR=2003] S10E8 D2 R2 U12 R12 W22\$E16N4\$S4E6 N11 U8 L8 D4 R2 \$ L2 U4 W14\$ E14 D8 R8 S11 D12 L12 U2 L2 W8S26 E6 S3 E17 FOP=[YR=2003] E17 N10 W12 S3 W5S7 \$ N7 E5 N3 E12 N52 W10 S3 W3 N3 W7 L2 U2 U3 R3 N15\$ S15 L3 D3 D2 R2 E7 S3 E3 N3E10 N20 \$.									

LAND DESCRIPTION										TOTAL OB/XF														
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		R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							