

BLOCK 21 LOT 8
IN OR 2182/740
AMELIA PARK PHASE 2 UNIT 8

ROOD MARY A &/EASH RONALD W
1710 GARDENIA ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0021-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structure	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		3 100
Bathrooms		2.5 100
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

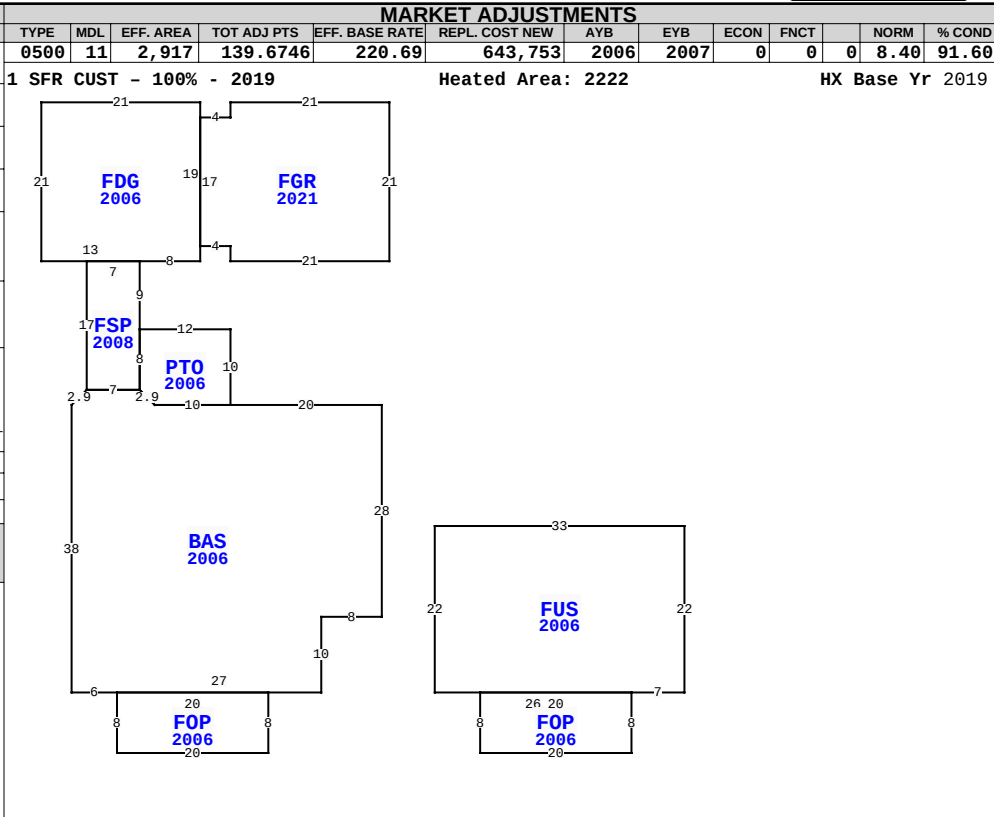
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	2006	1,496	302,419
FDG	441	60	2006	265	53,570
FGR	509	55	2021	280	56,602
FOP	160	30	2006	48	9,703
FOP	160	30	2006	48	9,703
FSP	119	40	2008	48	9,703
FUS	726	100	2006	726	146,762
PTO	118	5	2006	6	1,213

TOTALS	3,729			2,917	589,678
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0825	BRICK	0 100	3	20	60.00	SF	25.00	25.00
3	0825	BRICK	0 100	12	4	48.00	SF	12.50	12.50
4	0810	CONCRETE A	0 100	0	0	560.00	SF	6.50	6.50
5	0450	PREFAB FNC	0 100	17	10	170.00	LF	13.20	13.20
6	0462	ST/AL FNC	0 100	43	4	172.00	SF	10.00	10.00
7	0910	SCRN RM L	0 100	10	12	120.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-2	0.00	0.00	57.00



TOTAL OB/XF									
6,859									

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6,859									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					589,678				
TOTAL MARKET OB/XF VALUE					6,859				
TOTAL LAND VALUE - MARKET					285,000				
TOTAL MARKET VALUE					881,537				
SOH/AGL Deduction					334,442				
ASSESSED VALUE					547,095				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					496,373				
TOTAL JUST VALUE					881,537				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					798,321				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0	size for size kit	70,000	12/18/2023
20200575	ADDITION	0	11/30/2020
20070427	XFOB	3,800	03/12/2007
20062269	OTHER	143	10/03/2006
20061069	H/AC	7,150	05/17/2006
20060761	NEW CONSTR	2,000	04/13/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2182/0740	3/07/2018	WD	Q	I	02	510,000	
GRANTOR: MCGEE THOMAS S & JULI							
GRANTEE: ROOD MARY ANN & RON							
1380/1841	1/11/2006	WD	U	V	21	119,800	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: MCGEE THOMAS S & JU							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] N10E8N28W20PTO=[YR=2006] N10 W12FSP=[YR=2008] N9 FDG=[YR=2006] E8N2 FGR=[YR=2021] E4 S2 E21 N21 W21 S2 W4 S17N19W21S21E13\$W7S17E7N8\$ S8 D2 R2 E10\$W10 L2 U2 W7 D2 L2 S38E6 FOP=[YR=2006] S8E20N8W20\$ E27\$ PTR= E15 FUS=[YR=2006] N22E33 S22W7 FOP=[YR=2006] S8W20N8E20\$W26\$ W15\$.									