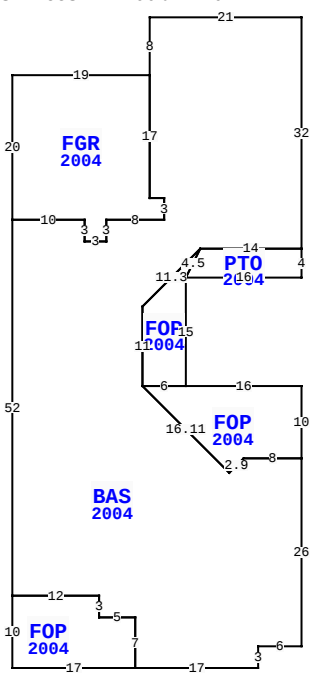


INGRAHAM EDGAR G & KAREN
1730 GARDENIA ST
FERNANDINA BEACH, FL 32034

00-00-31-102P-0021-0100

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT		CD	CONSTRUCTION			TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		10	ABOVE AVG 100			0500	11		2,664	145.2967		611,202	2004			0	0	9.50	90.50	VALUATION BY					STANDARD															
Roof Structure		08	IRREGULAR 100			1 SFR CUST - 100% - 2022															Heated Area: 2320										HX Base Yr 2022									
Roof Cover		03	COMP SHNGL 100																		Tax Group: 2					Tax Dist:														
Interior Wall		05	DRYWALL 100																		BUILDING MARKET VALUE					553,138														
Interior Floor		15	HARDTILE 70																		TOTAL MARKET OB/XF VALUE					15,469														
Interior Floor		14	CARPET 30																		TOTAL LAND VALUE - MARKET					285,000														
Air Condition		03	CENTRAL 100																		TOTAL MARKET VALUE					853,607														
Heating Type		04	AIR DUCTED 100																		SOH/AGL Deduction					214,331														
Bedrooms			3 100																		ASSESSED VALUE					639,276														
Bathrooms			2.5 100																		TOTAL EXEMPTION VALUE					HX HB 50,722														
Frame		02	WOOD FRAME 100																		BASE TAXABLE VALUE					588,554														
Stories		1.	1. 100																		TOTAL JUST VALUE					853,607														
Units		00	0 100			NCON VALUE					0																													
Occupancy		00	NONE 100			INCOME VALUE																																		
						PREVIOUS YEAR MKT VALUE					772,077																													
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	2,320	100	2004	2,320	481,712																																			
FGR	395	55	2004	217	45,056																																			
FOP	86	30	2004	26	5,398																																			
FOP	155	30	2004	46	9,551																																			
FOP	174	30	2004	52	10,797																																			
PTO	60	5	2004	3	623																																			
TOTALS		3,190			2,664	553,138																																		
EXTRA FEATURES						1730 GARDENIA ST, FERNANDINA BEACH										BLD DATE		11/06/2013		KK	LGL DATE		05/08/2025		MLU															
								XF DATE		LAND DATE		AG DATE																												
								INC DATE																																
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	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045																									
2	0825	BRICK	0 100	14	6	84.00	SF	12.50	12.50	100	2004	2004	3	95	998																									
3	0810	CONCRETE A	0 100	5	6	30.00	SF	6.50	6.50	100	2004	2004	3	83	162																									
4	0810	CONCRETE A	0 100	0	0	46.00	SF	6.50	6.50	100	2004	2004	3	83	248																									
5	0810	CONCRETE A	0 100	0	0	392.00	SF	6.50	6.50	100	2004	2004	3	83	2,115																									
6	0810	CONCRETE A	0 100	24	3	72.00	SF	6.50	6.50	100	2004	2004	3	83	388																									
7	0861	POOL GUNIT	0 100	0	0	110.00	SF	85.00	85.00	100	2004	2004	3	32	2,992																									
8	0855	CONC PAVER	0 100	0	0	210.00	SF	10.00	10.00	100	2004	2004	3	83	1,743																									
9	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2004	2004	3	21	840																									
10	0910	SCRN RM L	0 100	0	0	319.00	SF	15.00	15.00	100	2004	2004	3	21	1,005																									
LAND DESCRIPTION						TOTAL OB/XF										13,536																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	57.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	285,000																							

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