BLOCK 22 LOT 8
IN OR 1877/928
AMELIA PARK PHASE 2 UNIT 8

PARKER ELLEN B
1782 GARDENIA ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0022-0080

BUILDING CHARACTERISTICS

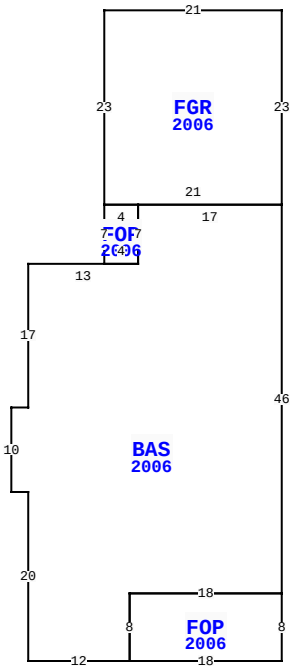
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,405	100	2006	1,405	303,370
FGR	483	55	2006	266	57,435
FOP	28	30	2006	8	1,728
FOP	144	30	2006	43	9,285
TOTALS	2,060			1,722	371,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	1,722	149.3520	235.98	406,358	2006	2006	0	0	0	8.50	91.50

1 SFR CUST - 100% - 2014 Heated Area: 1405 HX Base Yr 2014



1782 GARDENIA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		371,818
TOTAL MARKET OB/XF VALUE		5,758
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		577,576
SOH/AGL Deduction		283,262
ASSESSED VALUE		294,314
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,592
TOTAL JUST VALUE		577,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062446	NEW CONSTR	2,000	11/03/2006
20060908	GAS	895	04/27/2006
20060678	H/AC	4,290	04/01/2006
20060445	NEW CONSTR	2,000	03/06/2006
20060389	NEW CONSTR	6,875	02/23/2006
20053191	DEMOLITION	0	12/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1877/0928	8/30/2013	WD	Q	I	02	315,000
GRANTOR: COTE LYNN ETAL						
GRANTEE: PARKER ELLEN B						
1704/0745	10/05/2010	TD	U	I	19	12,000
GRANTOR: ISAACSON NANCY TRUSTE						
GRANTEE: COTE LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N8 BAS=[YR=2006] N46 FGR=[YR=2006] N23 W21 S23 E21$W17 FOP=[YR=2006] W4 S7 E4 N7$S7W13S17W2 S10E2S20E12N8E18$W18S8E18$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0810	CONCRETE A	0	100	0	0	375.00	SF	6.50	6.50	100	2006	2006	3	86	2,096	
3	0810	CONCRETE A	0	100	11	5	55.00	SF	6.50	6.50	100	2006	2006	3	86	307	
4	0825	BRICK	0	100	2	5	10.00	SF	25.00	25.00	100	2006	2006	3	96	240	

LAND DESCRIPTION

TOTAL OB/XF 5,758

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	100		R-2	0.00	0.00	40.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	200,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS