

BLOCK 22 LOT 10
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

REES FAMILY TRUST/REES WILLIAM T TRUSTEE
1790 GARDENIA ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102P-0022-0100



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	14	CARPET 70
Interior Floo	15	HARDTILE 30
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	1,309	100	2006	1,309	283,360
FGR	483	55	2006	266	57,581
FOP	28	30	2006	8	1,732
FOP	240	30	2006	72	15,586
STR	8	10	2006	1	217
UOP	72	20	2011	14	3,030

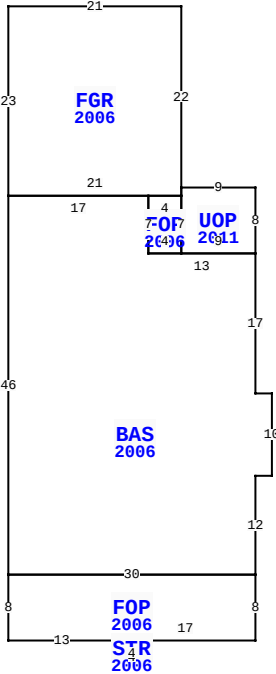
TOTALS	2,140			1,670	361,506
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	7,000.00
2	0810	CONCRETE A	0	100	0	0	385.00	SF	6.50
3	0462	ST/AL FNC	0	100	60	4	240.00	SF	10.00
4	0810	CONCRETE A	0	100	11	5	55.00	SF	6.50

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	0003	R-2	0.00	0.00	40.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	1,670	149.7330	236.58	395,089	2006	2006	0	0	8.50	91.50
1 SFR CUST - 100% - 2017											
Heated Area: 1309											
HX Base Yr 2017											



1790 GARDENIA ST, FERNANDINA BEACH

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

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	7,000.00	7,000.00	100	2006	2006	3	89	6,230	
2	0810	CONCRETE A	0	100	0	0	385.00	SF	6.50	6.50	100	2006	2006	3	86	2,152	
3	0462	ST/AL FNC	0	100	60	4	240.00	SF	10.00	10.00	100	2011	2011	3	60	1,440	
4	0810	CONCRETE A	0	100	11	5	55.00	SF	6.50	6.50	100	2006	2006	3	86	307	

TOTAL OB/XF										10,129							
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
1	000100	C	RES	100	0003	R-2	0.00	0.00	40.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	200,000

Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		361,506	
TOTAL MARKET OB/XF VALUE		10,129	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		571,635	
SOH/AGL Deduction		246,722	
ASSESSED VALUE		324,913	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		274,191	
TOTAL JUST VALUE		571,635	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		515,399	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062447	OTHER	2,000	11/03/2006
20060910	GAS	895	04/28/2006
20060676	H/AC	4,205	04/01/2006
20060443	NEW CONSTR	2,000	03/06/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2336/0745	1/28/2020	WD	U	I	11	100	
GRANTOR: REES WILLIAM T & THER							
GRANTEE: REES FAMILY TRUST							
1990/0939	7/09/2015	WD	Q	I	01	332,000	
GRANTOR: MUELLER MATTHEW R & R							
GRANTEE: REES WILLIAM T & TH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2006] N8 BAS=[YR=2006] N12 E2 N10 W2 N17									
UOP=[YR=2011] N8W9 FGR=[YR=2006] N22 W21 S23									
E21N1\$S1FOP=[YR=2006] W4 S7 E4N7\$ S7E9\$ W13 N7 W17 S46									
E30\$W30S8 E13 STR=[YR=2006] S2E4N2W4 \$ E17\$.									

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