

BRANTON DEBRA E/SOSSA MARIA M
1775 GARDENIA ST
FERNANDINA BEACH, FL 32034

00-00-31-102R-0001-0000

BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION			TYP	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	2,068	152.3390	240.70	497,768	2008	2009	0	0	0	7.00	93.00	VALUATION BY STANDARD									
Roof Structur		08	IRREGULAR 100			1 SFR CUST - 80.17% - 2017													Heated Area: 1761									
Roof Cover		12	MODULAR MT 90																HX Base Yr 2017									
Roof Cover		12	MODULAR MT 10																									
Interior Wall		05	DRYWALL 100																									
Interior Floo		12	HARDWOOD 70																									
Interior Floo		15	HARDTILE 30																									
Air Condition		03	CENTRAL 100																									
Heating Type		04	AIR DUCTED 100																									
Bedrooms			3 100																									
Bathrooms			3 100																									
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																							
APT	400	100	2008	400	89,540																							
HXB	1,255	100	2008	1,255	280,933																							
HXE	132	80	2010	106	23,728																							
HXG	400	55	2008	220	49,247																							
HXO	30	5	2008	2	447																							
HXP	35	30	2008	10	2,239																							
HXP	216	30	2008	65	14,551																							
STR	100	10	2008	10	2,239																							
TOTALS	2,568			2,068	462,924																							
EXTRA FEATURES					1775 GARDENIA ST, FERNANDINA BEACH										BLD DATE				LGL DATE		05/08/2025		MLU					
															XF DATE				LAND DATE									
															INC DATE				AG 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	2008	2008	3	91	3,185													
2	0825	BRICK	0 100	40	3	120.00	SF	12.50	12.50	100	2008	2008	3	97	1,455													
3	0825	BRICK	0 100	68	4	272.00	SF	12.50	12.50	100	2008	2008	3	97	3,298													
4	0810	CONCRETE A	0 100	8	7	56.00	SF	6.50	6.50	100	2008	2008	3	88	320													
5	0810	CONCRETE A	0 100	9	50	450.00	SF	6.50	6.50	100	2008	2008	3	88	2,574													
6	1076	TRELLIS A	0 100	7	7	49.00	SF	11.25	11.25	100	2010	2010	3	56	309													
7	0861	POOL GUNIT	0 100	0	0	196.00	SF	170.00	170.00	100	2015	2015	3	75	24,990													
8	0855	CONC PAVER	0 100	0	0	550.00	SF	7.00	7.00	100	2015	2015	3	95	3,658													