LOT 2
AMELIA PARK COTTAGE BLOCK
PB 7/211

WEGNER MARJEAN J TRUST/WEGNER MARJEAN J TRUSTEE
1771 GARDENIA ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-102R-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

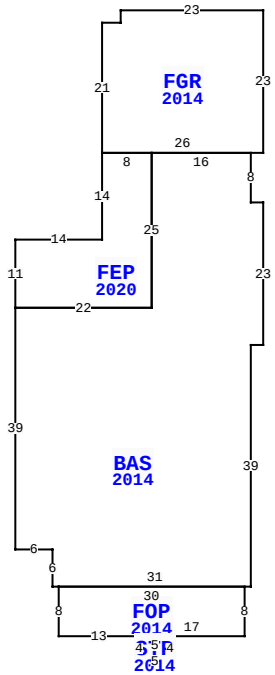
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	2,120	100	2014	2,120	448,510
FEP	354	80	2020	283	59,872
FGR	592	55	2014	326	68,969
FOP	240	30	2014	72	15,232
STP	20	10	2014	2	423
TOTALS	3,326			2,803	593,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,803	140.2080	221.53	620,949	2014	2014	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2015 Heated Area: 2120 HX Base Yr 2015



1771 GARDENIA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		593,006
TOTAL MARKET OB/XF VALUE		7,148
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		850,154
SOH/AGL Deduction		368,403
ASSESSED VALUE		481,751
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		426,029
TOTAL JUST VALUE		850,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		773,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200202	LANAI	27,933	05/06/2020
20131466	NEW CONSTR	10,978	06/25/2013
20131466	NEW CONSTR	10,978	06/25/2013
20131433	NEW CONSTR	2,000	06/21/2013
20131433	NEW CONSTR	2,000	06/21/2013
20131255	NEW CONSTR	372,534	06/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2748/1654	10/22/2024	WD	U	I	11	100
GRANTOR: WEGNER MARJEAN J						
GRANTEE: WEGNER MARJEAN J TR						
1829/1215	12/12/2012	WD	Q	V	02	89,000
GRANTOR: NEW SOUTH BUILDERS LL						
GRANTEE: WEGNER DONALD D & M						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2014] W23 S2 W3 S21 FEP=[YR=2020] S14 W14 S11 BAS=[YR=2014] S39 E6 S6 E1 FOP=[YR=2014] S8 E13 STP=[YR=2014] S4 E5 N4 W5$ E17 N8 W30$ E31 N39 E2 N23 W2 N8 W16 S25 W22$ E22 N25 W8$ E26 N23$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	252.00	SF	10.00	10.00	100	2014	2014	3	94	2,369	
3	0810	CONCRETE A	0	100	0	0	468.00	SF	6.50	6.50	100	2014	2014	3	94	2,859	

LAND DESCRIPTION

TOTAL OB/XF 7,148

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	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 11/24/2020 BY RK Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS