

LOT 3
AMELIA PARK COTTAGE BLOCK
PB 7/211

WILLIAMS FAMILY LIVING TRUST/WILLIAMS MARK RILEY C
1767 GARDENIA STREET
FERNANDINA BEACH, FL 32034

2025

00-00-31-102R-0003-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,956	100	2014	1,956	414,150
FGR	598	55	2014	329	69,661
FOP	168	30	2014	50	10,587
FSP	507	40	2014	203	42,982
FUS	628	100	2014	628	132,968
STP	6	10	2014	1	212

TOTALS	3,863			3,167	670,559
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	216.00	SF	7.00
2	0855	CONC PAVER	0	100	0	0	21.00	SF	7.00
3	0811	CONCRETE B	0	100	0	0	207.00	SF	5.20
4	0475	VF 4 SBPL	0	100	0	0	10.00	LF	14.00
5	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00
6	0861	POOL GUNIT	0	100	0	0	180.00	SF	85.00
7	0911	SCRN RM A	0	100	0	0	466.00	SF	17.50

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		R-2	0.00	0.00	50.00

REVIEW DATE 01/14/2021 BY TWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	11	3,167	140.3248	221.71	702,156	2014	2014		0	0	4.50	95.50	
1 SFR CUST - 100% - 2024													
Heated Area: 2584													
HX Base Yr 2024													
1767 GARDENIA ST, FERNANDINA BEACH													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/08/2025 MLU													

TOTAL OB/XF													
20,241													

TOTAL OB/XF													
20,241													

Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		670,559	
TOTAL MARKET OB/XF VALUE		20,241	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		940,800	
SOH/AGL Deduction		54,532	
ASSESSED VALUE		886,268	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		835,546	
TOTAL JUST VALUE		940,800	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		861,291	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132278	SWIM POOL	24,905	09/27/2013
20131464	NEW CONSTR	11,700	06/25/2013
20131436	NEW CONSTR	2,000	06/21/2013
20131312	NEW CONSTR	393,000	06/11/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/1368	5/24/2023	WD	Q	I	01	1,133,000
GRANTOR: MCCOURT CHARLES B REV						
GRANTEE: WILLIAMS FAMILY LIV						
2018/0933	10/22/2015	QC	U	I	11	100
GRANTOR: MCCOURT CHARLES BRIAN						
GRANTEE: CHARLES BRIAN MCCOU						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2014] W26 S23 E3 FSP=[YR=2014] S21 BAS=[YR=2014] S54 E16 FOP=[YR=2014] S6 E2 STP=[YR=2014] S2 E3 N2 W3\$ E19 N8 W21 S2\$ N2 E21 N52 W37\$ E37 N12 W30 N9 W7\$ E23 N23\$ PTR= E25 FUS=[YR=2014] E13 S52 W13 N18 E6 N8 W6 N26\$ W25\$.									