BLOCK 1 LOT 13
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

JUSTYN MARY ANN & DAVID J L/E/
1888 GARDENIA STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

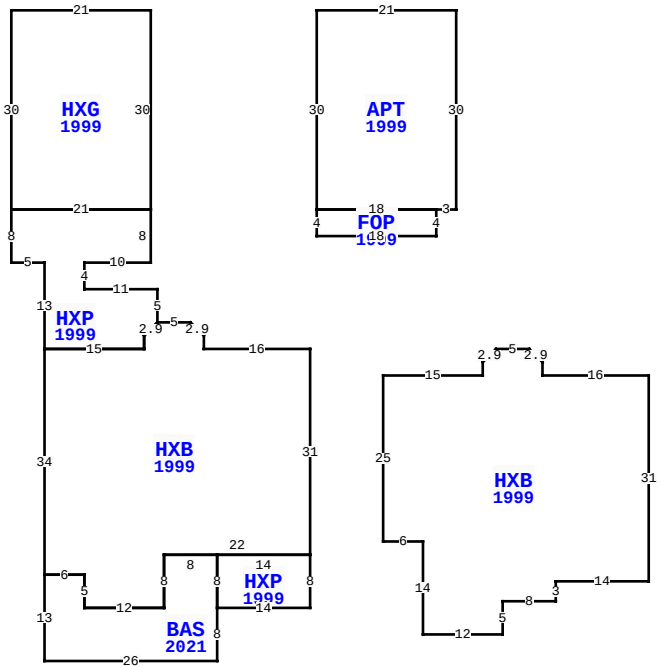
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	630	100	1999	630	111,270
BAS	302	100	2021	302	53,339
FOP	72	30	1999	22	3,886
HXB	1,356	100	1999	1,356	239,496
HXB	1,386	100	1999	1,386	244,795
HXG	630	55	1999	346	61,110
HXP	112	30	1999	34	6,005
HXP	339	30	1999	102	18,015
TOTALS	4,827			4,178	737,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,178	120.2256	199.57	833,803	1999	2001	0	0	0	11.50	88.50

1 SFR CUST 77.17% - 2006 Heated Area: 3674 HX Base Yr 2006



1888 GARDENIA ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		737,916
TOTAL MARKET OB/XF VALUE		42,910
TOTAL LAND VALUE - MARKET		260,000
TOTAL MARKET VALUE		1,040,826
SOH/AGL Deduction		445,327
ASSESSED VALUE		595,499
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		544,088
TOTAL JUST VALUE		1,040,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,069,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200873	ADDITION	0	01/04/2021
20080588	SWIM POOL	24,500	04/14/2008
20080589	ELEC OTHER	700	04/14/2008
20080590	OTHER	1,000	04/14/2008
990217	NEW CONSTR	40,746	04/13/1999
990111	NEW CONSTR	211,000	03/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2781/398	4/15/2025	LE	U	I	11	100
GRANTOR: JUSTYN DAVID J & MARY						
GRANTEE: JUSTYN CASSANDRA RO						
1319/0043	5/20/2005	WD	Q	I		465,000
GRANTOR: GARVIN VICTOR A & MAR						
GRANTEE: JUSTYN MARY ANN & D						

BUILDING NOTES

BUILDING DIMENSIONS

HXG=[YR=1999] W21 S30 HXP=[YR=1999] S8 E5 S13 HXB=[YR=1999] S34 BAS=[YR=2021] S13 E26 N8HXP=[YR=1999] E14 N8 W14 S8$N8 W8S8 W12 N5 W6 $ E6 S5 E12 N8 E22 N31 W16 N2 U2 L2 W5 D2 L2 S2 W15 $ E15 N2 U2 R2 N5 W11 N4 E10 N8 W21 $ E21 N30 $ PTR= E25 APT=[YR=1999] E21 S30 W3 FOP=[YR=1999] S4 W18 N4 E18 $ W18 N30 $ W25 $ PTR= S55E35 HXB=[YR=1999] S25E6 S14E12N5 E8 N3 E14 N31 W16 N2 U2 L2 W5 D2 L2 S2 W15$ W35N55 $.

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	0819	CONC 12"	0	100	2	6	12.00	SF	9.50	9.50	100	1999	1999	3	73	83	
4	1126	CB/STC 8"	0	100	28	2	56.00	SF	8.00	8.00	100	1999	1999	3	73	327	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2006	2006	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,910

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	52.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	260,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000 PRINTED 07/09/2026 BY SYS