BLOCK 1 LOT 14
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

WHITE CAROLE A L/E/
1892 GARDENIA STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0001-0140

BUILDING CHARACTERISTICS

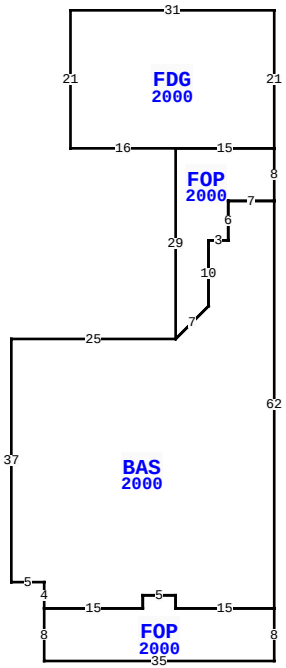
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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
BAS	1,815	100	2000	1,815	354,250
FDG	651	60	2000	391	76,315
FOP	231	30	2000	69	13,467
FOP	290	30	2000	87	16,981
TOTALS	2,987			2,362	461,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,362	135.6908	225.25	532,040	2000	2000	0	0	0	13.35	86.65

1 SFR CUST 100% - 2001 Heated Area: 1815 HX Base Yr 2001



1892 GARDENIA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		461,013
TOTAL MARKET OB/XF VALUE		45,971
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		756,984
SOH/AGL Deduction		435,505
ASSESSED VALUE		321,479
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		270,068
TOTAL JUST VALUE		756,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		764,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051780	XFOB	11,000	05/12/2005
2004447	SWIM POOL	18,000	12/01/2000
2003228	NEW CONSTR	118,000	06/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2866/1747	4/28/2026	LE	U	I	11	100
GRANTOR: WHITE CAROLE A						
GRANTEE: JOHNSON CARIN						
2281/1129	6/10/2019	LE	U	I	11	100
GRANTOR: WHITE DAVID A & CAROL						
GRANTEE: WHITE DAVID PATRICK						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2000] W31 S21 E16 FOP=[YR=2000] S29 BAS=[YR=2000] W25 S37 E5 S4 FOP=[YR=2000] S8 E35 N8 W15 N2 W5 S2 W15 $ E15 N2 E5 S2 E15 N62 W7 S6 W3 S10 D5 L5 $ U5 R5 N10E3 N6 E7 N8 W15 $ E15 N21 $.

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
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2001	2001	04	85	42,500	
13	0910	SCRN RM L	0	100	38	29	1,102.00	SF	15.00	15.00	100	2005	2005	3	21	3,471	

LAND DESCRIPTION

TOTAL OB/XF 45,971

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS