BLOCK 15 LOT 11
AMELIA PARK PHASE 1 UNIT 6
PB 6/313-314

HINTON WESLEY & TIFFANY LYNN SANDERS
1515 GARDENIA STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0015-0110

BUILDING CHARACTERISTICS

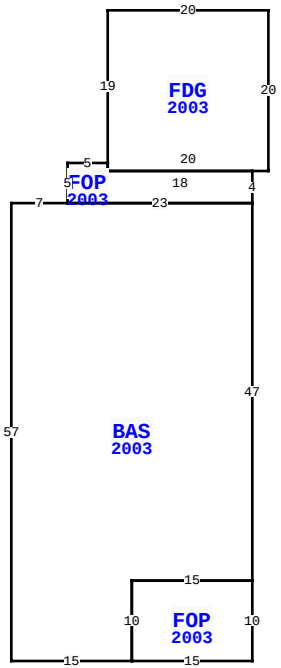
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,560	100	2003	1,560	302,738
FDG	400	60	2003	240	46,575
FOP	97	30	2003	29	5,628
FOP	150	30	2003	45	8,733
TOTALS	2,207			1,874	363,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,874	130.6193	216.83	406,339	2003	2003	0	0	0	10.50	89.50

1 SFR CUST 0% - 2026 Heated Area: 1560 HX Base Yr



1515 GARDENIA ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	363,673
TOTAL MARKET OB/XF VALUE	2,975
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	616,648
SOH/AGL Deduction	0
ASSESSED VALUE	616,648
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	616,648
TOTAL JUST VALUE	616,648
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	641,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033283	NEW CONSTR	143,000	06/18/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2770/1343	2/21/2025	WD	Q	I	01	670,000
GRANTOR: MYERS JOHN E						
GRANTEE: HINTON WESLEY & TIF						
1144/0546	6/11/2003	WD	Q	V		52,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: MYERS JOHN E & ALVI						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2003] W20 S19 FOP=[YR=2003] W5 S5 BAS=[YR=2003] W7 S57 E15 FOP=[YR=2003] E15 N10 W15 S10 $ N10 E15 N47 W23 $ E23 N4 W18 N1 $ S1 E20 N20 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	0	0003	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