BLOCK 21 LOT 8
IN OR 2182/740
AMELIA PARK PHASE 2 UNIT 8

ROOD MARY A &/EASH RONALD W
1710 GARDENIA ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0021-0080

BUILDING CHARACTERISTICS

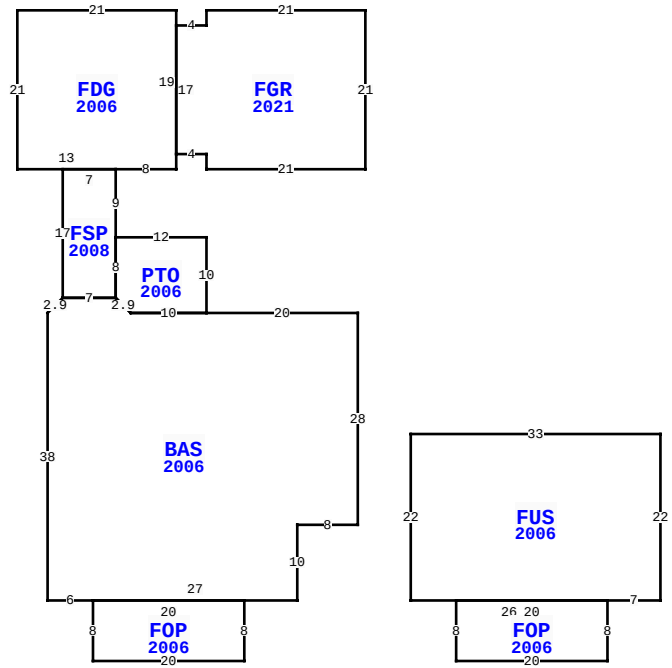
ELEMENT	CD	CONSTRUCTION
Exterior Wall	14	WD SHINGLE 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,496	100	2006	1,496	286,131
FDG	441	60	2006	265	50,685
FGR	509	55	2021	280	53,554
FOP	160	30	2006	48	9,181
FOP	160	30	2006	48	9,181
FSP	119	40	2008	48	9,181
FUS	726	100	2006	726	138,858
PTO	118	5	2006	6	1,148
TOTALS	3,729			2,917	557,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,917	126.4770	209.95	612,424	2006	2007	0	0	0	8.90	91.10

1 SFR CUST 100% - 2019 Heated Area: 2222 HX Base Yr 2019



1710 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		557,918
TOTAL MARKET OB/XF VALUE		432
TOTAL LAND VALUE - MARKET		285,000
TOTAL MARKET VALUE		843,350
SOH/AGL Deduction		281,483
ASSESSED VALUE		561,867
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		510,456
TOTAL JUST VALUE		843,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		881,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2023-0	size for size kit	70,000	12/18/2023
20200575	ADDITION	0	11/30/2020
20070427	XFOB	3,800	03/12/2007
20062269	OTHER	143	10/03/2006
20061069	H/AC	7,150	05/17/2006
20060761	NEW CONSTR	2,000	04/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2182/0740	3/07/2018	WD	Q	I	02	510,000
GRANTOR: MCGEE THOMAS S & JULI						
GRANTEE: ROOD MARY ANN & RON						
1380/1841	1/11/2006	WD	U	V	21	119,800
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: MCGEE THOMAS S & JU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] N10E8N28W20PTO=[YR=2006] N10 W12FSP=[YR=2008] N9 FDG=[YR=2006] E8N2 FGR=[YR=2021] E4 S2 E21 N21 W21 S2 W4 S17$N19W21S21E13$W7S17E7N8$ S8 D2 R2 E10$W10 L2 U2 W7 D2 L2 S38E6 FOP=[YR=2006] S8E20N8W20$ E27$ PTR= E15 FUS=[YR=2006] N22E33 S22W7 FOP=[YR=2006] S8W20N8E20$W26$ W15$.

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	0910	SCRN RM L	0	100	10	12	120.00	SF	15.00	15.00	100	2007	2007	3	24	432	

LAND DESCRIPTION

TOTAL OB/XF 432

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	57.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	285,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 285,000 Market: 0 Agricultural: 0 Common: 285,000 PRINTED 07/09/2026 BY SYS