

BLOCK 21 LOT 10
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

INGRAHAM FLORIDA COMMUNITY PROPERTY TRUST/INGRAHAM
1730 GARDENIA ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0021-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 70
Interior Floor	14	CARPET 30
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.	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
BAS	2,320	100
FGR	395	55
FOP	86	30
FOP	155	30
FOP	174	30
PTO	60	5
TOTALS	3,190	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,664	131.4864	218.27	581,471	2004	2004	0	0	0 10.00	90.00
1 SFR CUST 100% - 2022 Heated Area: 2320 HX Base Yr 2022											
BLD DATE	11/06/2013					KK	LGL DATE				
XF DATE							LAND DATE	05/08/2025			
INC DATE							AG DATE	MLU			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	
10	0910	SCRN RM L	0	100	0	0	319.00	SF	15.00	15.00	

1730 GARDENIA ST, FERNANDINA BEACH	BLD DATE	11/06/2013	KK	LGL DATE		05/08/2025	MLU
	XF DATE			LAND DATE			
	INC DATE			AG DATE			

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										523,324	
TOTAL MARKET OB/XF VALUE										46,467	
TOTAL LAND VALUE - MARKET										285,000	
TOTAL MARKET VALUE										854,791	
SOH/AGL Deduction										198,255	
ASSESSED VALUE										656,536	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										605,125	
TOTAL JUST VALUE										854,791	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										853,607	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0814	REMODEL	45,000	02/03/2025
20051029	XFOB	5,000	01/10/2005
20042332	OTHER	1,000	12/13/2004
20040803	NEW CONSTR	165,000	05/10/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2852/941	3/04/2026	WD	U	I	11	100	
GRANTOR: INGRAHAM EDGAR G & KA							
GRANTEE: INGRAHAM FLORIDA CO							
2188/0887	4/03/2018	WD	Q	I	02	520,000	
GRANTOR: NOZZA ROBERT & WILMA							
GRANTEE: INGRAHAM EDGAR G &							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2004] W21 S8 FGR=[YR=2004] W19 S20 E10 S3 E3 N3 E8 N3 W2 N17\$ S17 E2 S3 W8 S3 W3 N3 W10 S52 FOP=[YR=2004] S10 E17 N7 W5 N3 W12\$ E12 S3 E5 S7 E17 N3 E6 N26 FOP=[YR=2004] N10 W16 FOP=[YR=2004] N15 PTO=[YR=2004] E16N4W14 D4 L2 \$ R2 U4 L8 D8 S11E6\$ W6 D12 R12 U2 R2 E8\$ W8 D2 L2 U12 L12 N11 U8 R8 E14N32\$.											

LAND DESCRIPTION					TOTAL OB/XF												46,467									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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									