BLOCK 6 LOT 9C
AMELIA PARK PHASE 1 UNIT 1
PB 6/114-115

SIMMONS MICHAEL S & JANET
1878 CARNATION STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0006-09C0

BUILDING CHARACTERISTICS

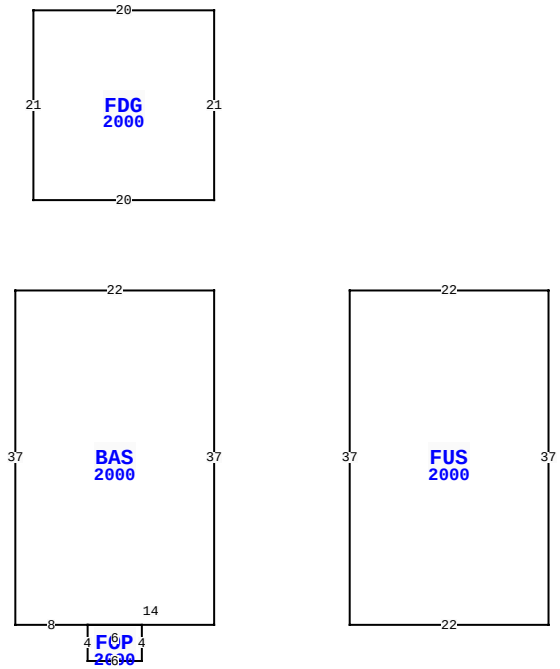
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	814	100	814	162,605
FDG	420	60	252	50,339
FOP	24	30	7	1,398
FUS	814	100	814	162,605
TOTALS	2,072		1,887	376,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,887	236.2584	224.45	423,537	2000	2000	0	0	0	11.00	89.00

1 TOWNHOUSE - 100% - 2020 Heated Area: 1628 HX Base Yr 2020



1878 CARNATION ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		376,948
TOTAL MARKET OB/XF VALUE		5,777
TOTAL LAND VALUE - MARKET		66,000
TOTAL MARKET VALUE		448,725
SOH/AGL Deduction		185,978
ASSESSED VALUE		262,747
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		212,747
TOTAL JUST VALUE		448,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990959	NEW CONSTR	110,000	08/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2290/1425	7/15/2019	WD	Q	I	02	339,000
GRANTOR: O'REILLY MICHAEL JR &						
GRANTEE: SIMMONS MICHAEL S &						
1940/0466	9/08/2014	WD	Q	I	02	279,000
GRANTOR: FITZPATRICK FRANCIS &						
GRANTEE: O'REILLY MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W22 S37 E8 FOP=[YR=2000] S4 E6 N4 W6 $ E14 N37 $ PTR= E15 FUS=[YR=2000] E22 S37 W22 N37 $ W15 $ PTR= N10 FDG=[YR=2000] N21 W20 S21 E20 $ S10 $.

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	0835	QUARY TILE	0	100	41	3	123.00	SF	10.00	10.00	100	2009	2009	3	91	1,119	
2	0835	QUARY TILE	0	100	10	3	30.00	SF	10.00	10.00	100	2009	2009	3	91	273	
3	0810	CONCRETE A	0	100	21	2	42.00	SF	6.50	6.50	100	2000	2000	3	80	218	
4	0810	CONCRETE A	0	100	21	16	336.00	SF	6.50	6.50	100	2000	2000	3	80	1,747	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165	
6	0476	VF 6 SBPL	0	100	0	0	64.00	LF	16.00	16.00	100	2000	2000	3	55	563	
7	1076	TRELLIS A	0	100	16	15	240.00	SF	7.50	7.50	100	2003	2003	3	36	648	
8	1242	WD DECK A	0	100	0	0	580.00	SF	4.00	4.00	100	2009	2009	3	45	1,044	

LAND DESCRIPTION

TOTAL OB/XF 5,777

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	SFR	100	0003	PUD	0.00	0.00	22.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	66,000							

REVIEW DATE 03/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 08/02/2023 BY SYS