BLOCK 9 LOT 1B
IN OR 2059/1728
AMELIA PARK PHASE 1 UNIT 2

ABSHIER RICHARD G & PATRICIA/
1597 CARNATION ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0009-01B0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

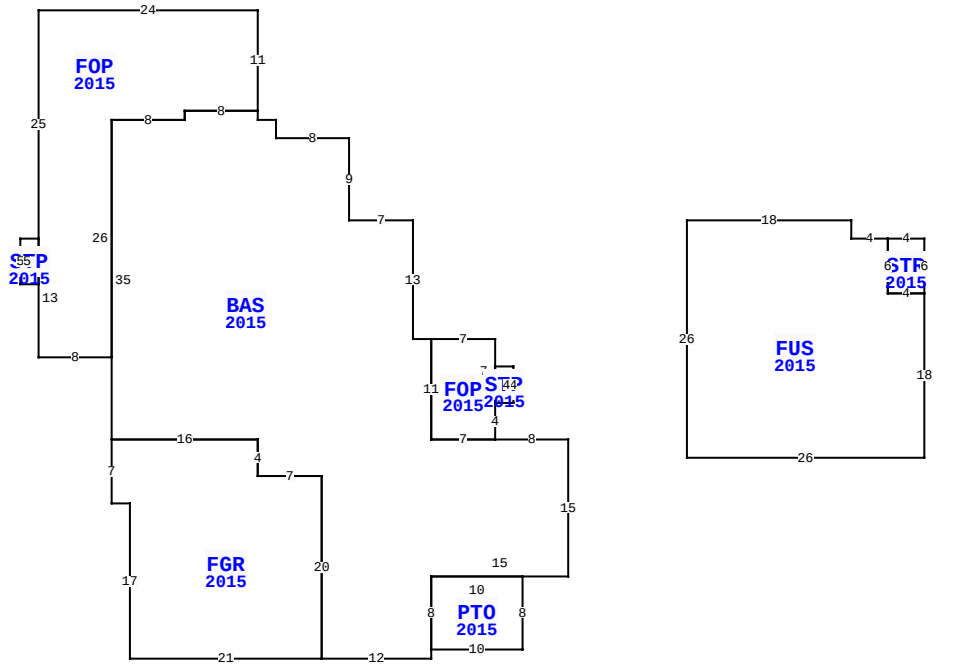
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	Quality Level 03
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	1,633	100	1,633	319,225
FGR	490	55	270	52,781
FOP	77	30	23	4,496
FOP	488	30	146	28,540
FUS	636	100	636	124,328
PTO	80	5	4	782
STP	8	10	1	196
STP	10	10	1	196
STR	24	10	2	391
TOTALS	3,446		2,716	530,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,716	141.4272	201.53	547,355	2015	2015	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2017 Heated Area: 2269 HX Base Yr 2017



1597 CARNATION ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		530,934
TOTAL MARKET OB/XF VALUE		4,240
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		610,174
SOH/AGL Deduction		212,336
ASSESSED VALUE		397,838
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		347,838
TOTAL JUST VALUE		610,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140876	CO ISSUED	0	03/01/2016
20141710	F/P	595	08/04/2014
20141184	NEW CONSTR	0	06/03/2014
20140876	NEW CONSTR	250,248	05/02/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2059/1728	7/01/2016	WD	Q	I	01	470,000
GRANTOR: BYRD SUSAN C						
GRANTEE: ABSHIER RICHARD G &						
1991/0705	7/15/2015	WD	Q	I	01	450,000
GRANTOR: AMCO ENTERPRISES INC						
GRANTEE: BYRD SUSAN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W7 N9 W8 N2 W2 N1 FOP=[YR=2015] N11 W24 S25 STP=[YR=2015] W2 S5 E2 N5$ S13 E8 N26 E8 N1 E8$ W8 S1 W8 S35 FGR=[YR=2015] S7 E2 S17 E21 N20 W7 N4 W16$ E16 S4 E7 S20 E12 N1 PTO=[YR=2015] E10 N8 W10 S8$ N8 E15 N15 W8 FOP=[YR=2015] N4 STP=[YR=2015] E2 N4 W2 S4$ N7 W7 S11 E7$ W7 N11 W2 N13$ PTR=E30 FUS=[YR=2015] E18 S2 E4 STR=[YR=2015] E4 S6 W4 N6$ S6 E4 S18 W26 N26$ W30$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	2015	2015	3	96	1,498	
3	0825	BRICK	0	100	0	0	15.00	SF	12.50	12.50	100	2015	2015	3	99	186	
4	0476	VF 6 SBPL	0	100	0	0	12.00	LF	32.00	32.00	100	2015	2015	3	90	346	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2015	2015	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 4,240

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	25.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	75,000							

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS