

CASTOR DRU ELLEN
1886 CARNATION ST
FERNANDINA BEACH, FL 32034

00-00-31-102P-0006-09A0

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 16 WD FR STUC 100										0320 12 2,779 226.1232 214.82 596,985 2000 2000 0 0 11.50 88.50										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 TOWNHOUSE - 82.4% - 2020 Heated Area: 2404 HX Base Yr 2020										Tax Group: 2 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 528,332									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 7,009									
Interior Floo 14 CARPET 70																				TOTAL LAND VALUE - MARKET 152,000									
Interior Floo 11 CLAY TILE 30																				TOTAL MARKET VALUE 687,341									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 239,006									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 448,335									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 3.5 100																				BASE TAXABLE VALUE 398,335									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 687,341									
Stories 1.5 1.5 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE 652,465									
Quality 06 Quality Level 06																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				20091168 H/AC 4,500 08/31/2009									
MAP NUM MKT AREA 01																				990960 NEW CONSTR 152,138 08/02/1999									
NEIGHBORHOOD/LOC 1031.00																				990961 NEW CONSTR 28,709 08/02/1999									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
APT 444 100 444 84,411																													
FEP 56 80 45 8,555																													
HXB 717 100 717 136,313																													
HXB 1,243 100 1,243 236,314																													
HXG 420 55 231 43,916																													
HXP 84 30 25 4,753																													
HXP 144 30 43 8,175																													
HXU 56 55 31 5,893																													
TOTALS 3,164 2,779 528,332																													
EXTRA FEATURES										1886 CARNATION ST, FERNANDINA BEACH																			
L N 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										BLD DATE LGL DATE										03/21/2024 MLU									
										XF DATE LAND DATE																			
										INC DATE AG DATE																			
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2000 2000 3 84 2,940																													
2 0810 CONCRETE A 0 100 7 8 56.00 SF 6.50 6.50 100 2000 2000 3 79 288																													
3 0810 CONCRETE A 0 100 22 5 110.00 SF 6.50 6.50 100 2000 2000 3 79 565																													
4 0810 CONCRETE A 0 100 15 16 240.00 SF 6.50 6.50 100 2000 2000 3 79 1,232																													
5 0470 VNYL GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2000 2000 3 52 156																													
6 0476 VF 6 SBPL 0 100 0 0 62.00 LF 32.00 32.00 100 2000 2000 3 52 1,032																													
7 0810 CONCRETE A 0 100 31 5 155.00 SF 6.50 6.50 100 2000 2000 3 79 796																													
LAND DESCRIPTION										TOTAL OB/XF 7,009																			
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 SFR 100 R-2 0.00 0.00 38.00 FF 1.00 1.00 1.00 4,000.00 4,000.00 152,000																													
REVIEW DATE 05/12/2019 BY KBA										Total Acres: 0.00 Total Land Value: 152,000 Market: 0 Agricultural: 0 Common: 152,000										PRINTED 08/06/2024 BY SYS									