

BLOCK 6 LOT 9E
IN OR 1307/42
AMELIA PARK PHASE 1 UNIT 1

QUATTROCHI ANTHONY S/QUATTROCHI JANET M ET AL
1866 CARNATION STREET
FERNANDINA BEACH, FL 32034

2024

00-00-31-102P-0006-09E0

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	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
BAS	826	100	826
FDG	420	60	252
FOP	24	30	7
FUS	826	100	826
TOTALS	2,096		1,911
			358,288

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TOWNHOUSE	- 0%	- 0									Heated Area: 1652	
HX Base Yr													
BLD DATE												LGL DATE	
XF DATE												LAND DATE	03/21/2024
INC DATE												AG DATE	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			358,288
TOTAL MARKET OB/XF VALUE			5,981
TOTAL LAND VALUE - MARKET			88,000
TOTAL MARKET VALUE			452,269
SOH/AGL Deduction			80,244
ASSESSED VALUE			372,025
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			372,025
TOTAL JUST VALUE			452,269
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			432,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990958	NEW CONSTR	106,000	08/02/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0042	4/02/2005	WD	U	I	24	210,500
GRANTOR: JOHNSON WYATT E P/R						
GRANTEE: QUATTROCHI ANTHONY						
0892/1464	7/26/1999	WD	Q	V		30,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: JOHNSON CARYL S						

EXTRA FEATURES																	
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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
2	0810	CONCRETE A	0	0	9	3	27.00	SF	6.50	6.50	100	2000	2000	3	79	139	
3	0810	CONCRETE A	0	0	35	3	105.00	SF	6.50	6.50	100	2000	2000	3	79	539	
4	0810	CONCRETE A	0	0	21	2	42.00	SF	6.50	6.50	100	2000	2000	3	79	216	
5	0810	CONCRETE A	0	0	21	16	336.00	SF	6.50	6.50	100	2000	2000	3	79	1,725	
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	52	156	
7	0476	VF 6 SBPL	0	0	0	0	32.00	LF	16.00	16.00	100	2000	2000	3	52	266	
TOTALS														5,981			

BUILDING NOTES													
1870 CARNATION ST, FERNANDINA BEACH													

BUILDING DIMENSIONS													
BAS=[YR=2000] W2 U2 L2 W4 L2 D2 W12 S37 E14 FOP=[YR=2000] S4 E6 N4 W6 \$ E8 N37 \$ PTR= N10 FDG=[YR=2000] N21 W20 S21 E20 \$ S10 PTR= E15 FUS=[YR=2000] E12 U2 R2 E4 D2 R2 E2 S37 W22 N37 \$ W15 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0		R-2	0.00	0.00	22.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	88,000							