

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

2025

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



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	

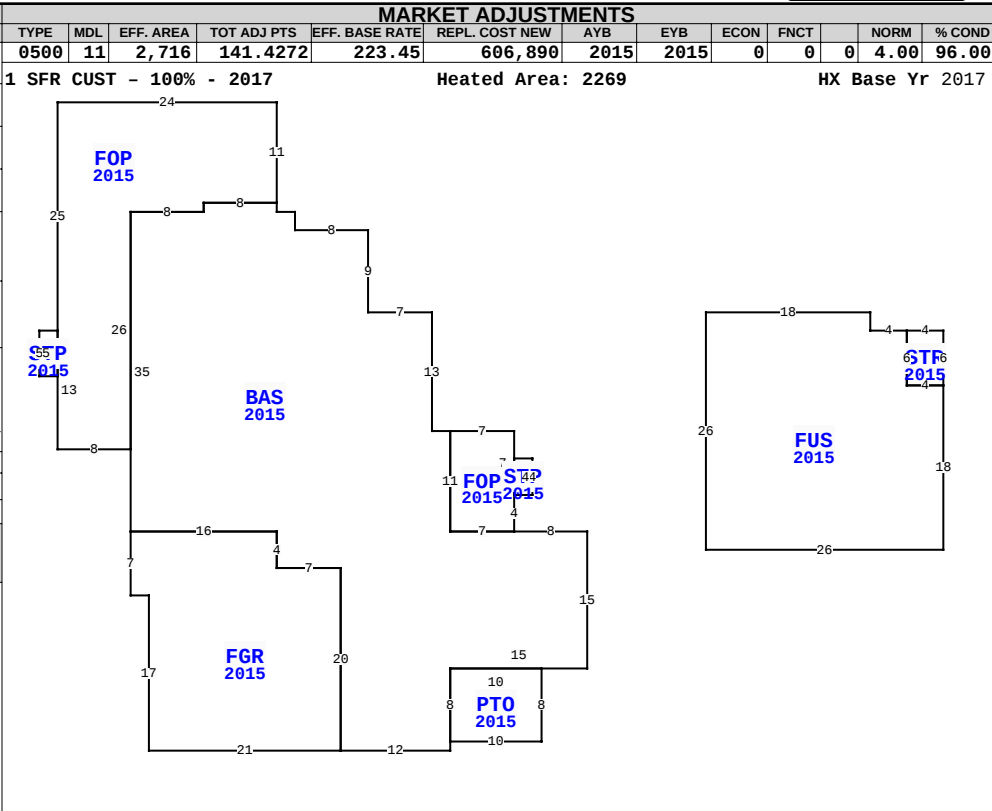
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,633	100	2015	1,633	350,298
FGR	490	55	2015	270	57,919
FOP	77	30	2015	23	4,933
FOP	488	30	2015	146	31,319
FUS	636	100	2015	636	136,429
PTO	80	5	2015	4	858
STP	8	10	2015	1	214
STP	10	10	2015	1	214
STR	24	10	2015	2	429

TOTALS	3,446			2,716	582,614
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00
2	0810	CONCRETE A	0	100	0	0		240.00	6.50
3	0825	BRICK	0	100	0	0		15.00	12.50
4	0476	VF 6 SBPL	0	100	0	0		12.00	32.00
5	0470	VNYL GATE	0	100	0	0		1.00	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-2	0.00	0.00	25.00

REVIEW DATE 01/14/2021 BY TWA



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
4,181									

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4,181									

Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2 Tax Dist:									
BUILDING MARKET VALUE									
582,614									
TOTAL MARKET OB/XF VALUE									
4,181									
TOTAL LAND VALUE - MARKET									
125,000									
TOTAL MARKET VALUE									
711,795									
SOH/AGL Deduction									
290,139									
ASSESSED VALUE									
421,656									
TOTAL EXEMPTION VALUE									
HX HB 50,722									
BASE TAXABLE VALUE									
370,934									
TOTAL JUST VALUE									
711,795									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
660,223									

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									
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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\$.									

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