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

CASTOR DRU ELLEN/CASTOR FORREST JOSEPH
1886 CARNATION ST
FERNANDINA BEACH, FL 32034

2026

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

BUILDING CHARACTERISTICS

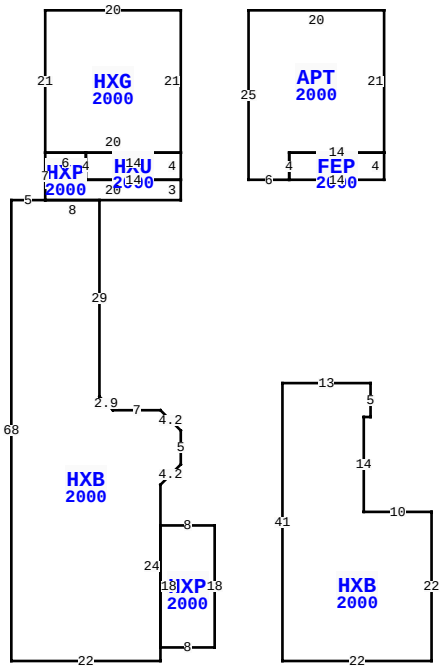
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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
APT	444	100	2000	444	76,492
FEP	56	80	2000	45	7,753
HXB	717	100	2000	717	123,524
HXB	1,243	100	2000	1,243	214,142
HXG	420	55	2000	231	39,797
HXP	84	30	2000	25	4,307
HXP	144	30	2000	43	7,408
HXU	56	55	2000	31	5,341
TOTALS	3,164			2,779	478,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,779	187.5168	196.89	547,157	2000	2000	0	0	0	12.50	87.50

1 TOWNHOUSE 82.4% - 2020 Heated Area: 2404 HX Base Yr 2020



1886 CARNATION ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		478,762
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		671,597
SOH/AGL Deduction		191,491
ASSESSED VALUE		480,106
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		428,695
TOTAL JUST VALUE		671,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		717,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20091168	H/AC	4,500	08/31/2009
990960	NEW CONSTR	152,138	08/02/1999
990961	NEW CONSTR	28,709	08/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2741/1921	6/28/2024	WD	U	I	11	100
GRANTOR: CASTOR DRU ELLEN						
GRANTEE: CASTOR DRU ELLEN						
2329/0212	12/30/2019	QC	U	I	11	100
GRANTOR: HAGEMANN GLEN ANN						
GRANTEE: CASTOR DRU ELLEN						

BUILDING NOTES

BUILDING DIMENSIONS

HXG=[YR=2000] W20 S21 HXP=[YR=2000] S7 HXB=[YR=2000] W5 S68 E22 N2 HXP=[YR=2000] E8 N18 W8 S18 $ N24 R3 U3 N5 U3 L3 W7 U2 L2 N29 W8 $ E20 N3 HXU=[YR=2000] N4 W14 S4 E14 $ W14 N4 W6 $ E20 N21 $ PTR= E15S55 HXB=[YR=2000] E13 S5 W1 S14 E10 S22 W22 N41 $ W15N55 $ PTR= E30S25 FEP=[YR=2000] N4 APT=[YR=2000] N21 W20 S25 E6 N4 E14 $ W14 S4E14$ N25W30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	

TOTAL OB/XF 2,835

LAND DESCRIPTION

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	RES	100		R-2	0.00	0.00	38.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	190,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/09/2026 BY SYS