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

SIMMONS MICHAEL S & JANET
1878 CARNATION STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0006-09C0

BUILDING CHARACTERISTICS

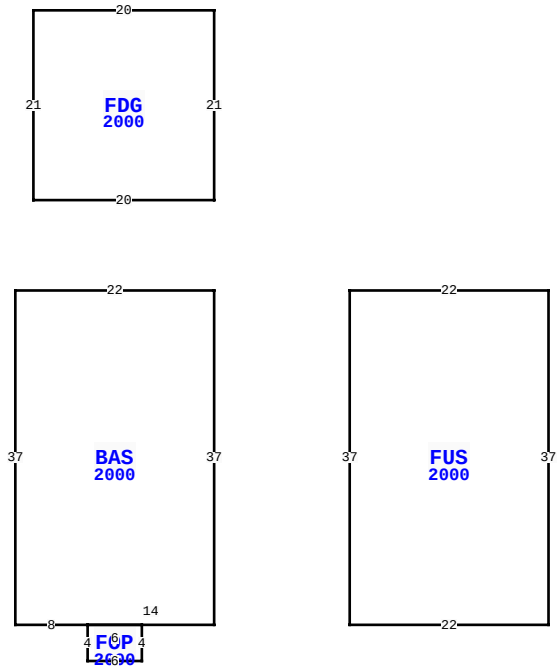
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	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	814	100	2000	814	146,524
FDG	420	60	2000	252	45,361
FOP	24	30	2000	7	1,260
FUS	814	100	2000	814	146,524
TOTALS	2,072			1,887	339,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,887	195.9216	205.72	388,194	2000	2000	0	0	0	12.50	87.50

1 TOWNHOUSE 100% - 2020 Heated Area: 1628 HX Base Yr 2020



1878 CARNATION ST, FERNANDINA BEACH

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

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
7	1076	TRELLIS A	0	100	16	15	240.00	SF	7.50	7.50	100	2003	2003	3	85	1,530	
8	1242	WD DECK A	0	100	0	0	580.00	SF	4.00	4.00	100	2009	2009	3	31	719	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		339,670
TOTAL MARKET OB/XF VALUE		2,249
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		451,919
SOH/AGL Deduction		165,923
ASSESSED VALUE		285,996
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,585
TOTAL JUST VALUE		451,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990959	NEW CONSTR	110,000	08/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2290/1425	7/15/2019	WD	Q	I	02	339,000
GRANTOR: O'REILLY MICHAEL JR &						
GRANTEE: SIMMONS MICHAEL S &						
1940/0466	9/08/2014	WD	Q	I	02	279,000
GRANTOR: FITZPATRICK FRANCIS &						
GRANTEE: O'REILLY MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W22 S37 E8 FOP=[YR=2000] S4 E6 N4 W6 $ E14 N37 $ PTR= E15 FUS=[YR=2000] E22 S37 W22 N37 $ W15 $ PTR= N10 FDG=[YR=2000] N21 W20 S21 E20 $ S10 $.

LAND DESCRIPTION

TOTAL OB/XF 2,249

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	0003	R-2	0.00	0.00	22.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	110,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 07/09/2026 BY SYS