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

QUATTROCHI DANA M/QUATTROCHI JOINT TRUST
1866 CARNATION STREET
FERNANDINA BEACH, FL 32034

**2026**

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

## NASSAU COUNTY PROPERTY



### 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 80 |
| Interior Floo | 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 | 03 | Quality Level 03 |

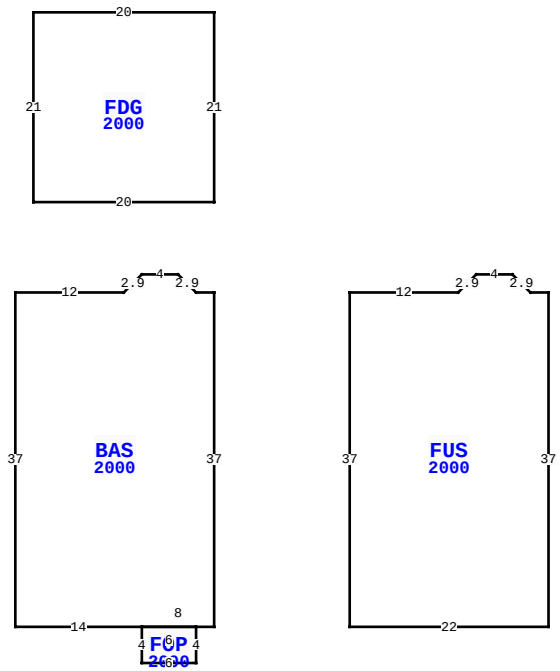
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 826 | 100 | 2000 | 826 | 140,336 |
| FDG | 420 | 60 | 2000 | 252 | 42,815 |
| FOP | 24 | 30 | 2000 | 7 | 1,189 |
| FUS | 826 | 100 | 2000 | 826 | 140,336 |
| TOTALS | 2,096 | | | 1,911 | 324,677 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 12 | 1,911 | 184.9260 | 194.17 | 371,059 | 2000 | 2000 | 0 | 0 | 0 | 12.50 | 87.50 |

1 TOWNHOUSE 0% - 0 Heated Area: 1652 HX Base Yr




1870 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2000 | 2000 | 3 | 81 | 2,835 | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 324,677 |
| TOTAL MARKET OB/XF VALUE | 2,835 |
| TOTAL LAND VALUE - MARKET | 110,000 |
| TOTAL MARKET VALUE | 437,512 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 437,512 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 437,512 |
| TOTAL JUST VALUE | 437,512 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 468,916 |

| 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 |
|---|---|---|---|---|---|---|
| 2874/1963 | 5/28/2026 | WD | U | I | 11 | 100 |
| GRANTOR: QUATTROCHI ANTHONY S | | | | | | |
| GRANTEE: QUATTROCHI JOINT TR | | | | | | |
| 2874/1912 | 5/28/2026 | WD | U | I | 11 | 100 |
| GRANTOR: QUATTROCHI ANTHONY S | | | | | | |
| GRANTEE: QUATTROCHI ANTHONY | | | | | | |

### BUILDING NOTES

### 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 2,835

| 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 | 0 | | 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