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

QUATTROCHI JOINT TRUST/QUATTROCHI ANTHONY S CO-TRU
1866 CARNATION STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0006-09F0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

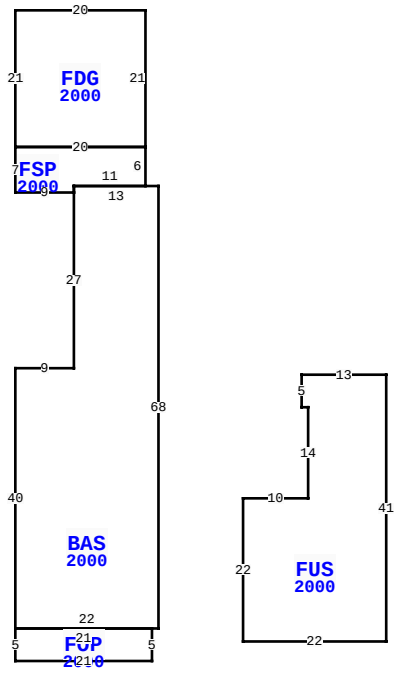
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
BAS	1,244	100	2000	1,244	228,117
FDG	420	60	2000	252	46,211
FOP	105	30	2000	32	5,868
FSP	129	40	2000	52	9,536
FUS	717	100	2000	717	131,479
TOTALS	2,615			2,297	421,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	2,297	199.5868	209.57	481,382	2000	2000	0	0	0	12.50	87.50

1 TOWNHOUSE 100% - 2003 Heated Area: 1961 HX Base Yr 2003



1866 CARNATION ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		421,209
TOTAL MARKET OB/XF VALUE		4,056
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		560,265
SOH/AGL Deduction		295,284
ASSESSED VALUE		264,981
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		213,570
TOTAL JUST VALUE		560,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071198	H/AC	12,310	06/27/2007
2003983	XFOB	3,000	09/18/2000
990957	NEW CONSTR	120,825	08/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2874/1800	5/28/2026	WD	U	I	11	100
GRANTOR: QUATTROCHI ANTHONY S						
GRANTEE: QUATTROCHI JOINT TR						
0885/0917	6/02/1999	WD	Q	V		30,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: QUATTROCHI ANTHONY						

BUILDING NOTES

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	
2	0819	CONC 12"	0	100	6	4	24.00	SF	9.50	9.50	100	2000	2000	3	75	171	
3	0819	CONC 12"	0	100	9	5	45.00	SF	9.50	9.50	100	2000	2000	3	75	321	
8	0910	SCRN RM L	0	100	27	9	243.00	SF	15.00	15.00	100	2000	2000	3	20	729	

BUILDING DIMENSIONS

FDG=[YR=2000] W20 S21 FSP=[YR=2000] S7 E9 BAS=[YR=2000] S27 W9 S40 FOP=[YR=2000] S5 E21 N5 W21 $ E22 N68 W13 S1 $ N1 E11 N6 W20 $E20 N21 $ PTR= E15S75 FUS=[YR=2000] E10 N14 W1 N5 E13 S41 W22 N22 $ W15N75 $.

LAND DESCRIPTION

TOTAL OB/XF 4,056

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	27.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	135,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS