BLOCK 6 LOT 10A
IN OR 1195/280
AMELIA PARK PHASE 1 UNIT 1

DUFFER PAUL F & JANE F
PO BOX 271
CREIGHTON, PA 15030

2026

00-00-31-102P-0006-10A0

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

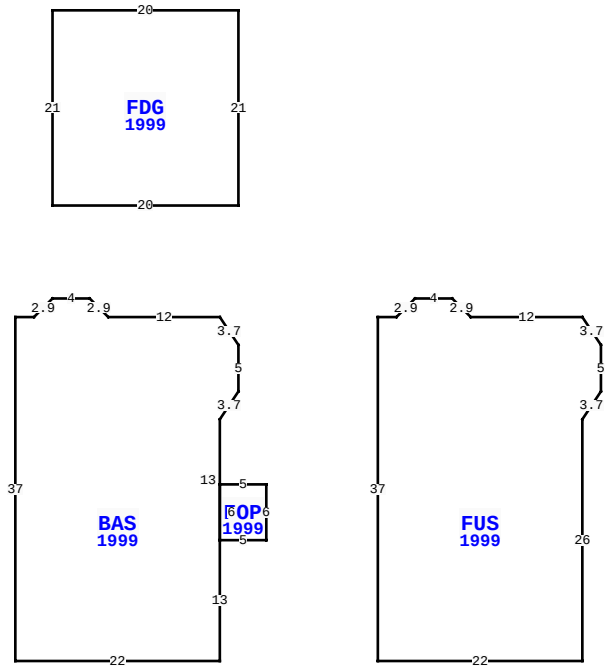
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	842	100	1999	842	147,234
FDG	420	60	1999	252	44,065
FOP	30	30	1999	9	1,574
FUS	842	100	1999	842	147,234
TOTALS	2,134			1,945	340,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	12	1,945	191.4234	200.99	390,926	1999	1999	0	0	0	13.00	87.00

1 TOWNHOUSE 0% - 0 Heated Area: 1684 HX Base Yr



1862 CARNATION ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	340,106
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	475,106
SOH/AGL Deduction	0
ASSESSED VALUE	475,106
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	475,106
TOTAL JUST VALUE	475,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	510,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
984894	NEW CONSTR	99,788	01/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1195/0280	12/12/2003	WD	Q	I		227,000
GRANTOR: RAUER KAREN SUE						
GRANTEE: DUFFER PAUL F & JAN						
1064/0301	6/20/2002	WD	Q	I		217,000
GRANTOR: THOMPSON JENNIFER M						
GRANTEE: RAUER KAREN SUE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] L2 U3 W12 U2 L2 W4 L2 D2 W2 S37 E22 N13
FOP=[YR=1999] E5 N6 W5 S6 $N13 R2 U3 N5 $ PTR= N3 E15
FUS=[YR=1999] E2 U2 R2 E4 R2 D2 E12 D3 R2 S5 D3 L2 S26W22
N37 $ W15S3 $PTR= N15 FDG=[YR=1999] N21 W20 S21E20 $ S15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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