

BLOCK 9 LOT 1B
IN OR 2059/1728
AMELIA PARK PHASE 1 UNIT 2

ABSHIER RICHARD G & PATRICIA/
1597 CARNATION ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0009-01B0



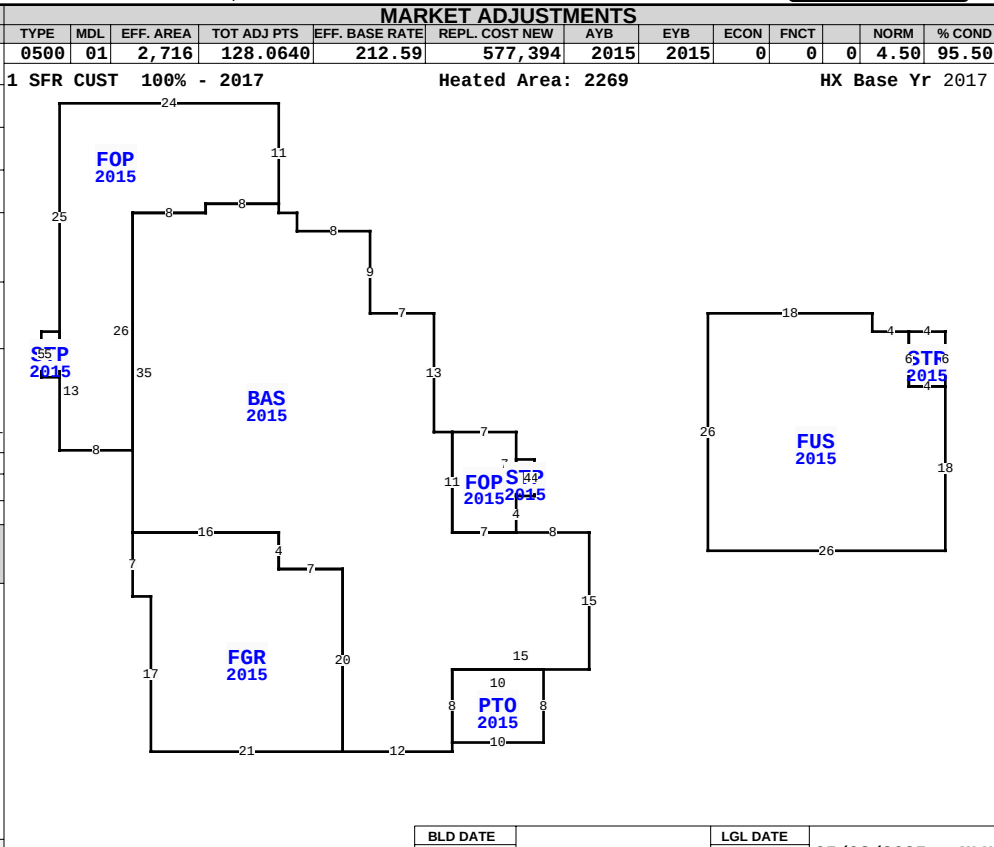
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

Quality	06	Quality Level 06
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	1,633	100	2015	1,633	331,537
FGR	490	55	2015	270	54,816
FOP	77	30	2015	23	4,670
FOP	488	30	2015	146	29,641
FUS	636	100	2015	636	129,123
PTO	80	5	2015	4	812
STP	8	10	2015	1	203
STP	10	10	2015	1	203
STR	24	10	2015	2	406
TOTALS	3,446			2,716	551,411

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	R-2	0.00	0.00	25.00



TOTAL OB/XF									
1	000100	C	RES	100	0003	R-2	0.00	0.00	25.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					551,411				
TOTAL MARKET OB/XF VALUE					1,920				
TOTAL LAND VALUE - MARKET					125,000				
TOTAL MARKET VALUE					678,331				
SOH/AGL Deduction					245,290				
ASSESSED VALUE					433,041				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					381,630				
TOTAL JUST VALUE					678,331				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					711,795				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140876	CO ISSUED	0	03/01/2016
20141710	F/P	595	08/04/2014
20141184	NEW CONSTR	0	06/03/2014
20140876	NEW CONSTR	250,248	05/02/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2059/1728	7/01/2016	WD	Q	I	01	470,000	
GRANTOR: BYRD SUSAN C							
GRANTEE: ABSHIER RICHARD G &							
1991/0705	7/15/2015	WD	Q	I	01	450,000	
GRANTOR: AMCO ENTERPRISES INC							
GRANTEE: BYRD SUSAN C							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2015] W7 N9 W8 N2 W2 N1 FOP=[YR=2015] N11 W24 S25									
STP=[YR=2015] W2 S5 E2 N5\$ S13 E8 N26 E8 N1 E8\$ W8 S1 W8 S35									
FGR=[YR=2015] S7 E2 S17 E21 N20 W7 N4 W16\$ E16 S4 E7 S20 E12									
N1 PTO=[YR=2015] E10 N8 W10 S8\$ N8 E15 N15 W8 FOP=[YR=2015]									
N4 STP=[YR=2015] E2 N4 W2 S4\$ N7 W7 S11 E7\$ W7 N11 W2 N13\$									
PTR=E30 FUS=[YR=2015] E18 S2 E4 STR=[YR=2015] E4 S6 W4 N6\$ S6									
E4 S18 W26 N26\$ W30\$.									