

BLOCK 16 LOT 3  
IN OR 2014/1653  
AMELIA PARK PHASE 1 UNIT 5

BLAUSTEIN LAWRENCE M  
1521 FIELD ST  
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0016-0030



| 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 90    |
| Interior Floo            | 15 | HARDTILE 10    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 05      | Quality Level 05 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1031.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,845            | 100         | 1,845        | 298,668              |
| FDG       | 441              | 60          | 265          | 42,898               |
| FOP       | 290              | 30          | 87           | 14,083               |
| FSP       | 213              | 40          | 85           | 13,760               |
| TOTALS    | 2,789            |             | 2,282        | 369,410              |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |       |
|----------------|------------|-------------|---------|----|----|--------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | NOTES |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 1.00   | UT | 3,500.00 |       |
| 2              | 0819       | CONC 12"    | 0 100   | 2  | 8  | 16.00  | SF | 9.50     |       |
| 3              | 0819       | CONC 12"    | 0 100   | 2  | 7  | 14.00  | SF | 9.50     |       |
| 4              | 0810       | CONCRETE A  | 0 100   | 12 | 3  | 36.00  | SF | 6.50     |       |
| 5              | 0810       | CONCRETE A  | 0 100   | 21 | 30 | 630.00 | SF | 6.50     |       |
| 6              | 0476       | VF 6 SBPL   | 0 100   | 0  | 0  | 54.00  | LF | 32.00    |       |
| 7              | 0470       | VNYL GATE   | 0 100   | 0  | 0  | 1.00   | UT | 300.00   |       |
| 8              | 1100       | VAC SYSTEM  | 0 100   | 0  | 0  | 1.00   | UT | 1,000.00 |       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 100 | 0003 | PUD      | 0.00  | 0.00  | 50.00       |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |  |
| 0500               | 01  | 2,282     | 124.8324    | 177.89         | 405,945        | 2003 | 2003 | 0    | 0    | 0 | 9.00 | 91.00  |  |

1 SFR CUST - 100% - 2016

Heated Area: 1845

HX Base Yr 2016

FDG 2003

FSP 2003

BAS 2003

FOP 2003

|          |  |          |  |
|----------|--|----------|--|
| BLD DATE |  | LGL DATE |  |
|----------|--|----------|--|

| L N | 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       | 2003    | 2003        | 3 | 88     | 3,080           |       |
| 2   | 0819       | CONC 12"    | 0 100   | 2  | 8  | 16.00  | SF | 9.50     | 9.50           | 100       | 2003    | 2003        | 3 | 84     | 128             |       |
| 3   | 0819       | CONC 12"    | 0 100   | 2  | 7  | 14.00  | SF | 9.50     | 9.50           | 100       | 2003    | 2003        | 3 | 84     | 112             |       |
| 4   | 0810       | CONCRETE A  | 0 100   | 12 | 3  | 36.00  | SF | 6.50     | 6.50           | 100       | 2003    | 2003        | 3 | 84     | 197             |       |
| 5   | 0810       | CONCRETE A  | 0 100   | 21 | 30 | 630.00 | SF | 6.50     | 6.50           | 100       | 2003    | 2003        | 3 | 84     | 3,440           |       |
| 6   | 0476       | VF 6 SBPL   | 0 100   | 0  | 0  | 54.00  | LF | 32.00    | 32.00          | 100       | 2003    | 2003        | 3 | 64     | 1,106           |       |
| 7   | 0470       | VNYL GATE   | 0 100   | 0  | 0  | 1.00   | UT | 300.00   | 300.00         | 100       | 2003    | 2003        | 3 | 64     | 192             |       |
| 8   | 1100       | VAC SYSTEM  | 0 100   | 0  | 0  | 1.00   | UT | 1,000.00 | 1,000.00       | 100       | 2003    | 2003        | 3 | 22     | 220             |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| 8,475       |          |     |                      |     |      |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | SFR                  | 100 | 0003 | PUD      | 0.00  | 0.00  | 50.00       |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 2              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 369,410   |  |
| TOTAL MARKET OB/XF VALUE  |  | 8,475     |  |
| TOTAL LAND VALUE - MARKET |  | 150,000   |  |
| TOTAL MARKET VALUE        |  | 527,885   |  |
| SOH/AGL Deduction         |  | 149,400   |  |
| ASSESSED VALUE            |  | 378,485   |  |
| TOTAL EXEMPTION VALUE     |  | 55,000    |  |
| BASE TAXABLE VALUE        |  | 323,485   |  |
| TOTAL JUST VALUE          |  | 527,885   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 495,628   |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20021181   | NEW CONSTR  | 164,760 | 07/11/2002 |

| SALES DATA                     |            |           |       |       |            |
|--------------------------------|------------|-----------|-------|-------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD     |
| 2014/1653                      | 11/13/2015 | WD        | Q     | I     | 02         |
| GRANTOR: DI CHIARA ALEXANDRA L |            |           |       |       | SALE PRICE |
| GRANTEE: BLAUSTEIN LAWRENCE    |            |           |       |       | 395,000    |
| 1763/1037                      | 11/04/2011 | WD        | U     | I     | 30         |
| GRANTOR: DI CHIARA ALEXANDRA   |            |           |       |       | 100        |
| GRANTEE: DI CHIARA ALEXANDRA   |            |           |       |       |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FDG=[YR=2003] W21 S21 FSP=[YR=2003] S8 BAS=[YR=2003] S62 FOP=[YR=2003] S8 E35 N8 W15 N2 W5 S2 W15 \$ E15 N2 E5 S2 E15 N4 E5 N37 W3 U2 L2 W4 L2 D2 W14 L5 U5 N16W10\$ E10S16 D5 R5 N29W15\$E21N21\$. |  |  |  |  |  |  |  |  |  |