

LOT 1  
IN OR 1591/1941  
HIGHLAND HILLS PB 6/231

BLANCHARD LIVING TRUST/BLANCHARD JOE L II TRUSTEE  
593 AMELIA CIR  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1383-0001-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 70   |
| Exterior Wall            | 23 | REINF CONC 30  |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 80    |
| Interior Floor           | 15 | HARDTILE 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. | 1. 100         |
| Units                    | 0  | 100            |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 |          |    |

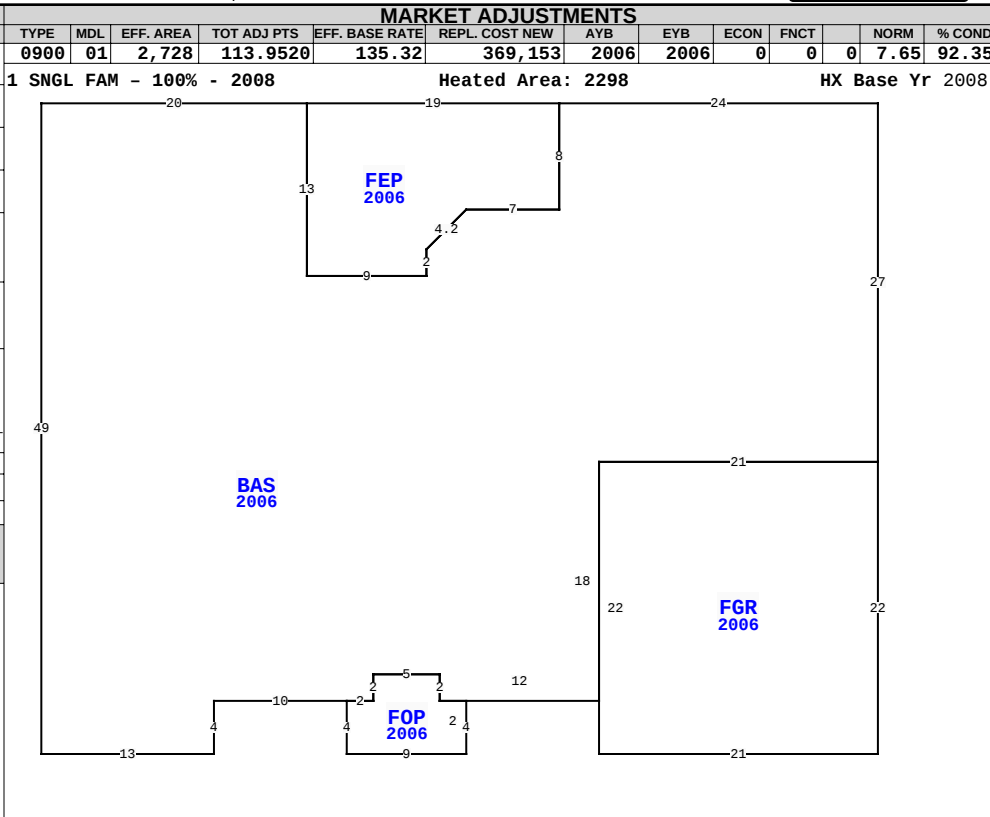
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,298            | 100         | 2,298        | 287,176              |
| FEP       | 202              | 80          | 162          | 20,245               |
| FGR       | 462              | 55          | 254          | 31,742               |
| FOP       | 46               | 30          | 14           | 1,749                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,008 |  | 2,728 | 340,913 |
|--------|-------|--|-------|---------|

| 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              | 0810       | CONCRETE A  | 0 100   | 30 | 16 | 480.00   | SF | 6.50     |       |
| 3              | 0819       | CONC 12"    | 0 100   | 6  | 7  | 42.00    | SF | 9.50     |       |
| 4              | 0810       | CONCRETE A  | 0 100   | 64 | 16 | 1,024.00 | SF | 6.50     |       |
| 5              | 0810       | CONCRETE A  | 0 100   | 13 | 4  | 52.00    | SF | 6.50     |       |
| 6              | 0920       | CWALL-WD/M  | 0 100   | 0  | 0  | 82.00    | LF | 390.00   |       |
| 7              | 0940       | SHEDS/PORT  | 0 100   | 12 | 12 | 144.00   | SF | 30.00    |       |

| 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 | R-1      | 0.00  | 0.00  | 1.00        |

REVIEW DATE 08/30/2019 BY DJA



|                                  |
|----------------------------------|
| 593 AMELIA CIR, FERNANDINA BEACH |
|----------------------------------|

| BLD DATE | 09/03/2014 | KK | LGL DATE  |  |
|----------|------------|----|-----------|--|
| XF DATE  |            |    | LAND DATE |  |
| INC DATE |            |    | AG DATE   |  |

| TOTAL OB/XF |             |       |       |                |              |        |              |           |            | 26,724        |                   |         |
|-------------|-------------|-------|-------|----------------|--------------|--------|--------------|-----------|------------|---------------|-------------------|---------|
| R<br>D      | LOC<br>ZONE | FRONT | DEPTH | TOT<br>LND UTS | UNIT<br>TYPE | D<br>T | DPTH<br>FACT | %<br>COND | TOT<br>ADJ | UNIT<br>PRICE | ADJ UNIT<br>PRICE | L<br>VA |
| 03          | R-1         | 0.00  | 0.00  | 1.00           | LT           |        | 1.00         | 1.00      | 1.00       | 225,000.00    | 225,000.00        | :       |
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|             |             |       |       |                |              |        |              |           |            |               |                   |         |

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |   |
|------------------------|--|--|--|--|--|--|--|--|---|
| PAGE 1 of 1            |  |  |  |  |  |  |  |  | 2 |

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 340,913  |
| TOTAL MARKET OB/XF VALUE  |           | 26,724   |
| TOTAL LAND VALUE - MARKET |           | 225,000  |
| TOTAL MARKET VALUE        |           | 592,637  |
| SOH/AGL Deduction         |           | 342,033  |
| ASSESSED VALUE            |           | 250,604  |
| TOTAL EXEMPTION VALUE     | HX HB VX  | 55,000   |
| BASE TAXABLE VALUE        |           | 195,604  |
| TOTAL JUST VALUE          |           | 592,637  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 495,060  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20141437   | SHED        | 0     | 07/02/2014 |
| 20081791   | ADDITION    | 1,285 | 12/09/2008 |
| 20072017   | ELEC OTHER  | 700   | 10/26/2007 |
| 20071930   | ADDITION    | 8,500 | 10/12/2007 |
| 20070407   | XFOB        | 6,000 | 03/07/2007 |
| 20070123   | OTHER       | 500   | 01/25/2007 |

| SALES DATA        |            |           |     |     |        |            |
|-------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1591/1941         | 11/04/2008 | WD        | U   | I   | 01     | 100        |

GRANTOR: BLANCHARD JOE L II &  
GRANTEE: BLANCHARD JOE L II  
0978/1879 4/03/2001 WD U V 09 92,900  
GRANTOR: TEPE ENTERPRISES INC  
GRANTEE: BLANCHARD JOE L II

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

BUILDING DIMENSIONS  
FGR=[YR=2006] N22 BAS=[YR=2006] N27 W24 FEP=[YR=2006] W19 S13  
E9 N2 U3 R3 E7 N8\$S8 W7 D3 L3 S2 W9 N13 W20 S49 E13 N4 E10  
FOP=[YR=2006] S4 E9 N4 W2 N2 W5 S2 W2\$E2 N2 E5 S2 E12 N18  
E21\$W21 S22 E21\$.