

BLOCK 256 S1/2 OF LOT 10  
(EX W 80 FT)  
CITY OF FDNA BEACH

GLAZER BENJAMIN A  
601 N 15TH STREET  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0256-0103



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 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            | 11 | CLAY TILE 30   |
| 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          |
| BUD8 Adjustme            | 02 | DIST FB 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       | 1,338            | 100         | 1,338        | 121,674              |
| FGR       | 576              | 55          | 317          | 28,827               |
| FOP       | 42               | 30          | 13           | 1,183                |

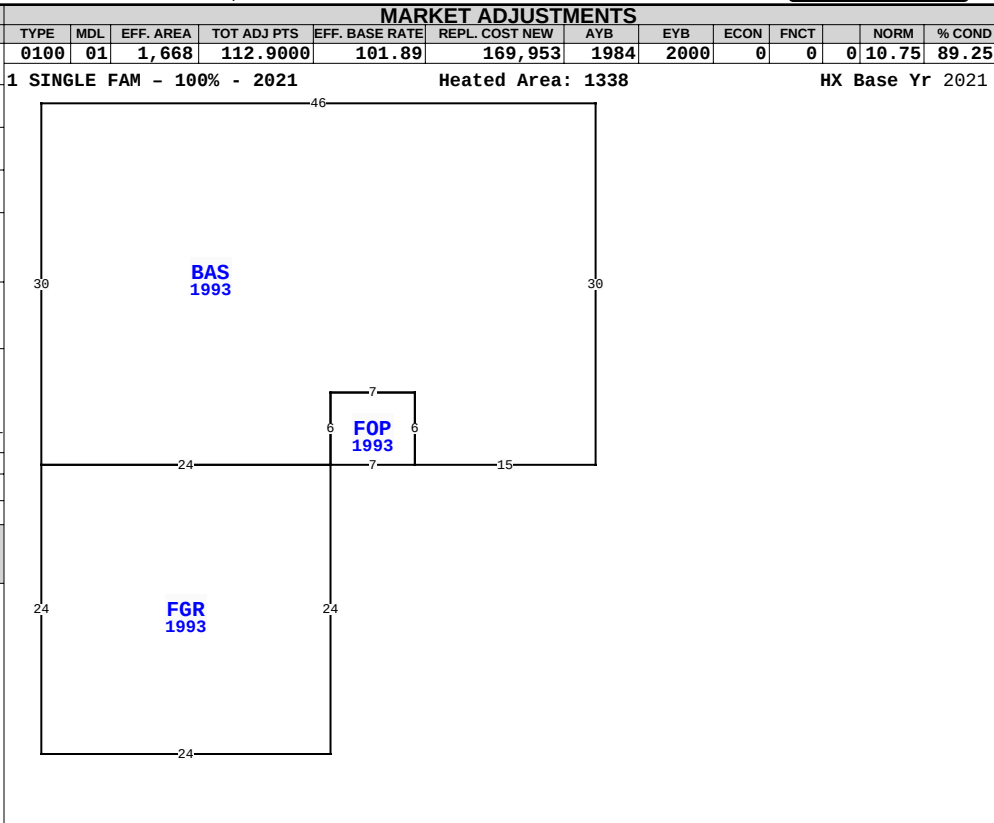
|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,956 |  | 1,668 | 151,683 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |  |  |  |  |
|----------------|--|--|--|--|
|----------------|--|--|--|--|

| 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   | 0810       | CONCRETE A  | 0 100   | 46 | 18 | 828.00 | SF | 6.50  | 6.50           | 100       | 1984    | 1984        | 3 | 47     | 2,530           |       |
| 2   | 0810       | CONCRETE A  | 0 100   | 56 | 3  | 168.00 | SF | 6.50  | 6.50           | 100       | 1984    | 1984        | 3 | 47     | 513             |       |
| 3   | 0810       | CONCRETE A  | 0 100   | 18 | 10 | 180.00 | SF | 6.50  | 6.50           | 100       | 1986    | 1986        | 3 | 52     | 608             |       |
| 4   | 0825       | BRICK       | 0 100   | 7  | 4  | 28.00  | SF | 12.50 | 12.50          | 100       | 2006    | 2006        | 3 | 97     | 340             |       |
| 5   | 0850       | PEBBLE WLK  | 0 100   | 80 | 2  | 160.00 | SF | 3.50  | 3.50           | 100       | 2006    | 2006        | 3 | 88     | 493             |       |
| 6   | 0810       | CONCRETE A  | 0 100   | 9  | 25 | 225.00 | SF | 6.50  | 6.50           | 100       | 1984    | 1984        | 3 | 47     | 687             |       |
| 7   | 1242       | WD DECK A   | 0 100   | 9  | 14 | 126.00 | SF | 10.00 | 10.00          | 100       | 2006    | 2006        | 3 | 31     | 391             |       |
| 8   | 1243       | WD DECK F   | 0 100   | 9  | 7  | 63.00  | SF | 8.00  | 8.00           | 100       | 2006    | 2006        | 3 | 31     | 156             |       |
| 9   | 1242       | WD DECK A   | 0 100   | 10 | 22 | 220.00 | SF | 10.00 | 10.00          | 100       | 1995    | 1995        | 3 | 20     | 440             |       |

| LAND DESCRIPTION |  |  |
|------------------|--|--|
|------------------|--|--|

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  |
|-----|----------|-----|----------------------|-----|------|
| 1   | 000100   | C   | SFR                  | 100 | 0006 |
|     |          |     |                      |     |      |
|     |          |     |                      |     |      |
|     |          |     |                      |     |      |
|     |          |     |                      |     |      |
|     |          |     |                      |     |      |



|                                 |
|---------------------------------|
| 601 N 15TH ST, FERNANDINA BEACH |
|---------------------------------|

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 6,158 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 6,158 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|

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

| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | STANDARD  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-----------|--|
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | STANDARD  |  |
| Tax Group: 2              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 151,683   |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 6,158     |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 225,000   |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 382,841   |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 115,501   |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 267,340   |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 50,000    |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 217,340   |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 382,841   |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 0         |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 331,509   |  |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 20211539   | ADDITION          | 0      | 10/25/2021 |
| 20111060   | RE-ROOF W/30 YR S | 6,480  | 06/28/2011 |
| 20041665   | 2 DOOR REPLACEMEN | 0      | 09/16/2004 |
| 20012550   | VINYL SIDING /SOF | 0      | 11/26/2001 |
| 2454       | NEW CONSTR        | 41,685 | 03/01/1984 |

| SALES DATA                     |            |              |        |        |           |               |         |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|---------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |         |
| 2429/1717                      | 1/30/2021  | QC           | U      | I      | 11        |               | 100     |
| GRANTOR: GLAZER MICHELE D      |            |              |        |        |           |               |         |
| GRANTEE: GLAZER BENJAMIN A     |            |              |        |        |           |               |         |
| 2244/1348                      | 12/14/2018 | WD           | Q      | I      | 01        |               | 262,500 |
| GRANTOR: SCHIEBER RONALD S & S |            |              |        |        |           |               |         |
| GRANTEE: GLAZER BENJAMIN A &   |            |              |        |        |           |               |         |

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

| BUILDING DIMENSIONS |  |  |  |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|--|--|--|
|---------------------|--|--|--|--|--|--|--|--|--|

BAS=[YR=1993] N30 W46 S30 FGR=[YR=1993] S24 E24 N24 W24SE24  
FOP=[YR=1993] E7 N6 W7 S6\$N6 E7 S6 E15\$.