

BLOCK A PT LOTS 1 & 6 &
ALL LOTS 2 THRU 5
PT OR 2765/923

OCEAN GARDENS AMELIA LAND TRUST/ESQUIRE TRUSTEE SE
1919 BLANDING BLVD
JACKSONVILLE, FL 32210

2025

00-00-30-0460-000A-0010



BUILDING CHARACTERISTICS						
ELEMENT	CD	CONSTRUCTION				
Exterior Wall	25	MOD METAL 80				
Exterior Wall	16	WD FR STUC 20				
Roof Structure	10	STEEL FRME 100				
Roof Cover	12	MODULAR MT 100				
Interior Wall	05	DRYWALL 80				
Interior Wall	06	CUST PANEL 20				
Interior Floor	11	CLAY TILE 75				
Interior Floor	14	CARPET 25				
Ceiling	01	FIN.SUSPD 100				
Air Condition	03	CENTRAL 100				
Heating Type	04	AIR DUCTED 100				
Fixtures	05	9 100				
Frame		STEEL 100				
Common Wall		20 100				
Story Height	1.	10 100				
RMS		12 100				
Stories		1. 100				
Units	00	0 100				
Occupancy		00E1190Level 04				
DOR CODE		1700OFFICE BUILDINGS				
MAP NUM		MKT AREA		03		
NEIGHBORHOOD/LOC		3016.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	855	100	2000	855	106,975	
BAS	855	100	2000	855	106,975	
BAS	900	100	2000	900	112,606	
BAS	900	100	2000	900	112,606	
CAN	780	30	2000	234	29,278	
TOTALS	4,290			3,744	468,440	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1701	04	3,744	115.6538	162.49	608,363	2000	2000	0	0	23.00	77.00

1 OFFICE - 0% - 0

Heated Area: 3510

HX Base Yr

19

20

20

19

45

45

45

45

45

10

20

20

19

10

20

20

19

BAS

BAS

BAS

BAS

BAS

2000

2000

2000

2000

2000

CAN

2000

BLD DATE	07/24/2025	KW	LGL DATE	04/22/2025	DC
YE DATE	07/24/2025	KW	LAND DATE		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						576,016					
TOTAL MARKET OB/XF VALUE						26,282					
TOTAL LAND VALUE - MARKET						413,000					
TOTAL MARKET VALUE						1,015,298					
SOH/AGL Deduction						387,492					
ASSESSED VALUE						627,806					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						627,806					
TOTAL JUST VALUE						1,015,298					
NCON VALUE						0					
INCOME VALUE						806,646					
PREVIOUS YEAR MKT VALUE						582,592					

OCEAN GARDENS AMELIA LAND TRUST/ESQUIRE TRUSTEE SE
1919 BLANDING BLVD
JACKSONVILLE, FL 32210

00-00-30-0460-000A-0010

[illegible]