

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

BLAUSTEIN LAWRENCE M
1521 FIELD ST
FERNANDINA BEACH, FL 32034

2025

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	03	Quality Level 03
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	1,845	100	2003	1,845	378,129
FDG	441	60	2003	265	54,311
FOP	290	30	2003	87	17,831
FSP	213	40	2003	85	17,420
TOTALS	2,789			2,282	467,691

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

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	50.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	2,282	144.1247	227.72	519,657	2003	2003	0	0	0 10.00	90.00	
1 SFR CUST - 100% - 2016 Heated Area: 1845 HX Base Yr 2016												
1521 FIELD ST, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
										05/08/2025	MLU	

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	86	3,010	
2	0819	CONC 12"	0 100	2	8	16.00	SF	9.50	9.50	100	2003	2003	3	82	125	
3	0819	CONC 12"	0 100	2	7	14.00	SF	9.50	9.50	100	2003	2003	3	82	109	
4	0810	CONCRETE A	0 100	12	3	36.00	SF	6.50	6.50	100	2003	2003	3	82	192	
5	0810	CONCRETE A	0 100	21	30	630.00	SF	6.50	6.50	100	2003	2003	3	82	3,358	
6	0476	VF 6 SBPL	0 100	0	0	54.00	LF	32.00	32.00	100	2003	2003	3	58	1,002	
7	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	58	174	

TOTAL OB/XF													7,970		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	LA VA			
R-2	0.00	0.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000.00	250,000.00			

NASSAU COUNTY PROPERTY										PAGE 1 of 1			
VALUATION SUMMARY										2			
VALUATION BY										STANDARD			
Tax Group: 2										Tax Dist:			
BUILDING MARKET VALUE										467,691			
TOTAL MARKET OB/XF VALUE										7,970			
TOTAL LAND VALUE - MARKET										250,000			
TOTAL MARKET VALUE										725,661			
SOH/AGL Deduction										324,516			
ASSESSED VALUE										401,145			
TOTAL EXEMPTION VALUE										55,722			
BASE TAXABLE VALUE										345,423			
TOTAL JUST VALUE										725,661			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										654,799			

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	SALE PRICE	
2014/1653	11/13/2015	WD	Q	I	02	395,000	
GRANTOR: DI CHIARA ALEXANDRA L							
GRANTEE: BLAUSTEIN LAWRENCE							
1763/1037	11/04/2011	WD	U	I	30	100	
GRANTOR: DI CHIARA ALEXANDRA							
GRANTEE: DI CHIARA ALEXANDRA							

BUILDING NOTES									
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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\$.									