

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

**00-00-31-1383-0001-0000**



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 70

Exterior Wall23REINF CONC 30

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 80

Interior Floo15HARTILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms3100

Frame Stories Units02WOOD FRAME 100  
1. 1. 100  
0 100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1007.00

TOTALS3,0082,728374,851

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900012,728113.9520150.42410,346200620060008.6591.35

1 SNGL FAM - 100% - 2008 Heated Area: 2298 HX Base Yr 2008

FEP2006

BAS2006

FGR2006

FOP2006

BLD DATEXF DATEINC DATE09/03/2014KKLGL DATELAND DATEAG DATE05/08/2025MLU

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE374,851

TOTAL MARKET OB/XF VALUE23,453

TOTAL LAND VALUE - MARKET225,000

TOTAL MARKET VALUE623,304

SOH/AGL Deduction357,696

ASSESSED VALUE265,608

TOTAL EXEMPTION VALUEHX HB VX55,722

BASE TAXABLE VALUE209,886

TOTAL JUST VALUE623,304

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE606,994

SUBTOTAL

SALES DATA

OFF RECORD NumberDATE TYPE INST Q U I V RSN CD SALE PRICE

1591/194111/04/2008WDQI01100

GRANTOR: BLANCHARD JOE L II &

GRANTEE: BLANCHARD JOE L II

0978/18794/03/2001WDUV0992,900

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\$.

REVIEW DATE08/30/2019BYDJATotal Acres: 0.00Total Land Value: 225,000Market: 0Agricultural: 0Common: 225,000PRINTED 07/30/2025 BY SYS