

BLECHTA FRANK C & PATRICE REVOCABLE TRUST/BLECHTA
85194 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0366-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4				Tax Dist:				
BUILDING MARKET VALUE				910,833				
TOTAL MARKET OBJXF VALUE				16,899				
TOTAL LAND VALUE - MARKET				155,000				
TOTAL MARKET VALUE				1,082,732				
SOH/AGL Deduction				42,000				
ASSESSED VALUE				1,040,732				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				990,010				
TOTAL JUST VALUE				1,082,732				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				1,011,401				
PERMIT NUM								
DESCRIPTION								
AMT								
ISSUED								
22014770								
CO ISSUED								
0								
10/04/2022								
21006658								
NEW CONSTR								
603,198								
07/01/2021								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2410/1982		11/20/2020		WD	Q	V	02	84,500
GRANTOR: MARQUESS STEPHEN K &								
GRANTEE: BLECHTA FRANK C & P								
1987/0021		6/16/2015		WD	Q	V	02	79,000
GRANTOR: HUGHES CYNTHIA A								
GRANTEE: MARQUESS STEPHEN K								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2022;ORIG=0,0] W18 S11 S10 W2 U3L3 W9 D3L3 S3 W18 U3L3 W10 D3L3 S48 E13 N4 E12 N5 E6 S5 E32 N2 E6 N66 \$ FGR=[YR=2022;ORIG=-25,72] S21 E25 N27 W6 S2 W19 S4 \$ SFB=[YR=2022;ORIG=-69,76] W12 S20 E25 N20 W13 \$ FUS=[YR=2022;ORIG=10,0] S23 E6 S9.1 U0.1R13 N4 W4 N18 N10 W16 \$ FSP=[YR=2022;ORIG=-18,11] W38 S10 D3R3 E18 N3 U3R3 E9 D3R3 E2 N10 \$ FOP=[YR=2022;ORIG=-56,72] E27 N4 W9 N5 W6 S5 W12 S4 \$ STR=[YR=2022;ORIG=29,28] N18 W4 S18 E4 \$ FST=[YR=2022;ORIG=10,23] E6 S9 W6 N9 \$ FOP=[YR=2022;ORIG=-69,72] S4 E13 N4 W13 \$								
AND ALUE								
OTHER ADJUSTMENTS AND NOTES								
YEAR								
DENSITY								
DECL								
FRZ								
YR								
CONSRV								
155,000								
</								