

BLOCK 1 LOT 11  
& S27' OF W2.75' OF LOT 10  
AMELIA PARK PHASE 1 UNIT 1

SUWAY JENNIFER LEE/SILVERMAN BRUCE N  
1708 MCARTHUR ST  
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0001-0110



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 50      |
| Interior Floor           | 15 | HARDTILE 50    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

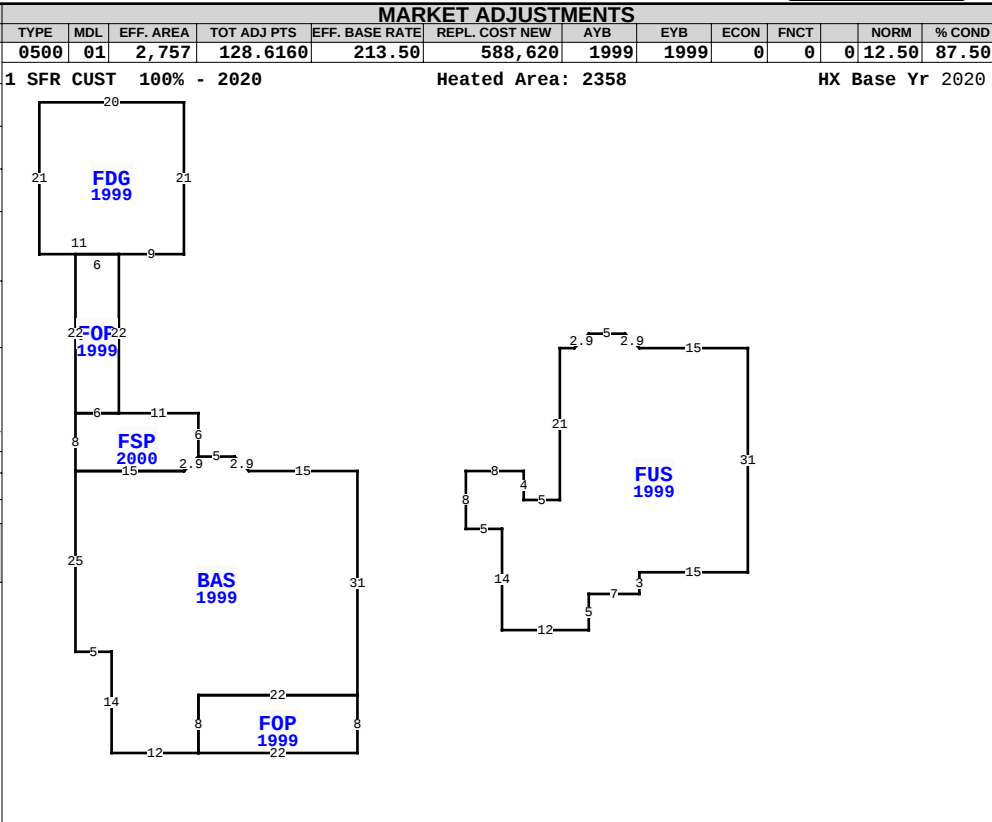
|                  |  |  |         |                  |
|------------------|--|--|---------|------------------|
| Quality          |  |  | 06      | Quality Level 06 |
| DOR CODE         |  |  | 0100    | SINGLE FAMILY    |
| MAP NUM          |  |  |         |                  |
| NEIGHBORHOOD/LOC |  |  | 1031.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,289            | 100         | 1999 | 1,289        | 240,802              |
| FDG       | 420              | 60          | 1999 | 252          | 47,077               |
| FOP       | 132              | 30          | 1999 | 40           | 7,473                |
| FOP       | 176              | 30          | 1999 | 53           | 9,902                |
| FSP       | 134              | 40          | 2000 | 54           | 10,088               |
| FUS       | 1,069            | 100         | 1999 | 1,069        | 199,703              |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,220 |  |  | 2,757 | 515,042 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |       |    |           |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R     |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0 | 0 | 1.00  | UT | 3,500.00  |
| 4              | 0860       | POOL/SPA    | 0   | 100 | 0 | 0 | 1.00  | UT | 60,000.00 |

| 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 |     | R-2      | 0.00  | 0.00  | 50.00       |



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/08/2025 |
| INC DATE |  | AG DATE   | MLU        |

| ORIG COND | YEAR ON | YEAR ACTUAL | Q  | % COND | OB/XF MKT VALUE | NOTES |
|-----------|---------|-------------|----|--------|-----------------|-------|
| 100       | 1999    | 1999        | 3  | 80     | 2,800           |       |
| 100       | 2000    | 2000        | 05 | 85     | 51,000          |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 53,800      |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| PAGE 1 of 1 2             |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 2              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 515,042   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 53,800    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 250,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 818,842   |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 281,687   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 537,155   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 51,411    |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 485,744   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 818,842   |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 817,887   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20110722   | OTHER       | 800     | 05/11/2011 |
| 20110561   | REPAIR/RRF  | 600     | 04/14/2011 |
| 2003602    | REMODEL     | 3,640   | 07/31/2000 |
| 2002752    | SWIM POOL   | 22,000  | 04/19/2000 |
| 984566     | NEW CONSTR  | 103,240 | 11/23/1998 |

| SALES DATA                   |           |              |        |        |           |               |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2631/489                     | 4/11/2023 | QC           | U      | I      | 11        | 434,200       |  |
| GRANTOR: SUWAY JENNIFER LEE  |           |              |        |        |           |               |  |
| GRANTEE: SUWAY JENNIFER LEE  |           |              |        |        |           |               |  |
| 2624/0792                    | 3/01/2023 | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: SUWAY JASON PHILLIP |           |              |        |        |           |               |  |
| GRANTEE: SUWAY JENNIFER LEE  |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1999] W15 U2 L2 W5 FSP=[YR=2000] N6W11<br>FOP=[YR=1999] N22 FDG=[YR=1999] E9 N21 W20 S21 E11 \$ W6 S22<br>E6 \$ W6 S8 E15 U2 R2 \$ D2 L2 W15 S25 E5 S14 E12<br>FOP=[YR=1999] E22 N8 W22 S8\$ N8 E22 N31 \$ PTR= E15<br>FUS=[YR=1999] E8 S4 E5 N21E2 U2 R2 E5 R2 D2 E15 S31 W15 S3<br>W7 S5 W12 N14 W5 N8 \$ W15 \$ . |  |  |  |  |  |  |  |  |  |