

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

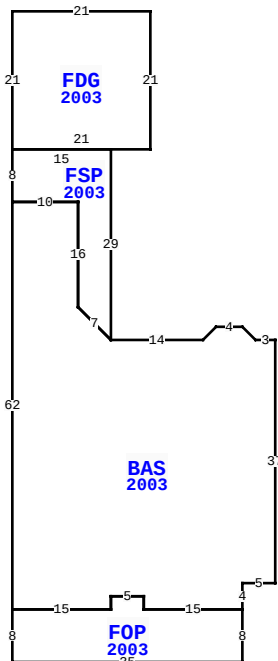
BLAUSTEIN LAWRENCE M
1521 FIELD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0016-0030



BUILDING CHARACTERISTICS			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			06	Quality Level 06	
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	357,732
FDG	441	60	2003	265	51,382
FOP	290	30	2003	87	16,869
FSP	213	40	2003	85	16,481
TOTALS	2,789			2,282	442,463

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,282	130.5066	216.64	494,372	2003	2003	0	0	10.50	89.50
1 SFR CUST		100% - 2016		Heated Area: 1845				HX Base Yr 2016			
											
BLD DATE						LGL DATE			05/08/2025		
YE DATE						LAND DATE			MLU		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
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	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
05/08/2025			
MLU			
TOTAL OB/XF			
3,203			

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0003	R-2	0.00	0.00	50.00	FF	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	5,000.00	5,000.00	250,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		442,463	
TOTAL MARKET OB/XF VALUE		3,203	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		695,666	
SOH/AGL Deduction		283,690	
ASSESSED VALUE		411,976	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		355,565	
TOTAL JUST VALUE		695,666	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		725,661	

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