

LOT 1
IN OR 1591/1941
HIGHLAND HILLS PB 6/231

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

2026

00-00-31-1383-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	23	REINF CONC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	1007.00		

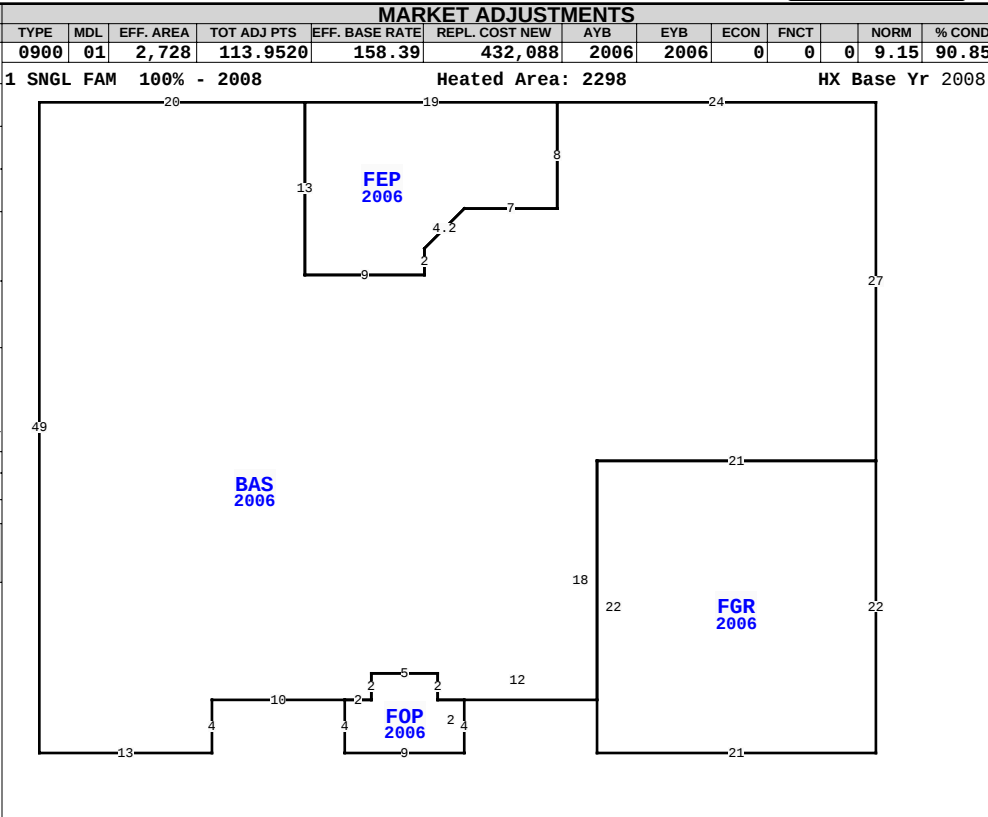
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,298	100	2006	2,298	330,676
FEP	202	80	2006	162	23,311
FGR	462	55	2006	254	36,550
FOP	46	30	2006	14	2,014

TOTALS	3,008			2,728	392,552
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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
3	0819	CONC 12"	0	100	6	7	42.00	SF	9.50
6	0920	CWALL-WD/M	0	100	0	0	82.00	LF	390.00
7	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00

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-1	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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593 AMELIA CIR, FERNANDINA BEACH	BLD DATE 09/03/2014	KK	LGL DATE	05/06/2026	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2006	2006	3	88	3,080	
100	2006	2006	3	84	335	
100	2007	2007	3	24	7,675	
100	2014	2014	3	55	2,376	

TOTAL OB/XF									
13,466									

Total Acres: 0.00	Total Land Value: 255,000	Market: 0	Agricultural: 0	Common: 255,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	392,552		
TOTAL MARKET OB/XF VALUE	13,466		
TOTAL LAND VALUE - MARKET	255,000		
TOTAL MARKET VALUE	661,018		
SOH/AGL Deduction	388,239		
ASSESSED VALUE	272,779		
TOTAL EXEMPTION VALUE	HX HB VX 56,411		
BASE TAXABLE VALUE	216,368		
TOTAL JUST VALUE	661,018		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	623,304		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141437	SHED	0	07/02/2014
20081791	ADDITION	1,285	12/09/2008
20072017	ELEC OTHER	700	10/26/2007
20071930	ADDITION	8,500	10/12/2007
20070407	XFOB	6,000	03/07/2007
20070123	OTHER	500	01/25/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1591/1941	11/04/2008	WD	Q	I	01	100
GRANTOR: BLANCHARD JOE L II &						
GRANTEE: BLANCHARD JOE L II						
0978/1879	4/03/2001	WD	U	V	09	92,900
GRANTOR: TEPE ENTERPRISES INC						
GRANTEE: BLANCHARD JOE L II						

BUILDING NOTES									
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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\$.									