BLOCK 20 LOT 4
IN OR 1299/913
AMELIA PARK PHASE 2 UNIT 8

ABBOTT JOHN S JR & DEBORAH E/
1971 NEIGHBOR STREET
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-102P-0020-0040**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

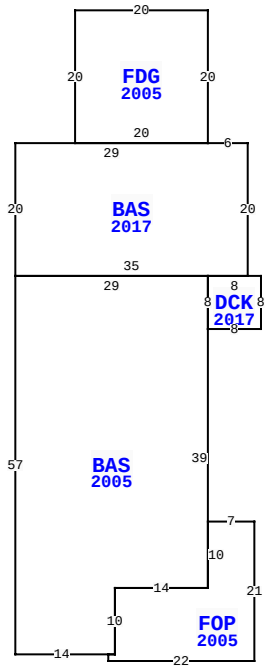
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 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 | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1031.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,513 | 100 | 1,513 | 260,550 |
| BAS | 700 | 100 | 700 | 120,545 |
| DCK | 64 | 10 | 6 | 1,033 |
| FDG | 400 | 60 | 240 | 41,330 |
| FOP | 302 | 30 | 91 | 15,671 |
| TOTALS | 2,979 | | 2,550 | 439,128 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,550 | 127.8816 | 182.23 | 464,686 | 2005 | 2010 | 0 | 0 | 0 | 5.50 | 94.50 |

1 SFR CUST - 100% - 2018 Heated Area: 2213 HX Base Yr 2018




1971 NEIGHBOR ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 439,128 |
| TOTAL MARKET OB/XF VALUE | | 8,789 |
| TOTAL LAND VALUE - MARKET | | 174,000 |
| TOTAL MARKET VALUE | | 621,917 |
| SOH/AGL Deduction | | 143,641 |
| ASSESSED VALUE | | 478,276 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 428,276 |
| TOTAL JUST VALUE | | 621,917 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 584,188 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20162569 | NEW CONSTR | 81,637 | 09/20/2016 |
| 20052036 | H/AC | 5,000 | 06/21/2005 |
| 20051753 | NEW CONSTR | 1,000 | 05/09/2005 |
| 20051717 | NEW CONSTR | 2,000 | 05/02/2005 |
| 20051681 | NEW CONSTR | 141,000 | 04/26/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1299/0913 | 3/03/2005 | WD | Q | V | | 81,200 |
| GRANTOR: BRYLEN HOMES LTD | | | | | | |
| GRANTEE: ABBOTT JOHN S JR & | | | | | | |
| 1299/0911 | 3/03/2005 | WD | U | V | 19 | 65,000 |
| GRANTOR: AMELIA PARK DEVELOPME | | | | | | |
| GRANTEE: BRYLEN HOMES LTD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W6 FDG=[YR=2005] N20 W20 S20 E20$ W29 S20
BAS=[YR=2005] S57 E14 FOP=[YR=2005] S1 E22 N21 W7 S10 W14
S10 W1$E1 N10 E14 N39 DCK=[YR=2017] E8 N8 W8 S8$ N8 W29$ E35
N20 $.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 90 | 3,150 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 625.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 87 | 3,534 | |
| 3 | 0825 | BRICK | 0 | 100 | 38 | 4 | 152.00 | SF | 12.50 | 12.50 | 100 | 2005 | 2005 | 3 | 96 | 1,824 | |
| 4 | 1242 | WD DECK A | 0 | 100 | 13 | 2 | 26.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 27 | 70 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 8 | 3 | 24.00 | SF | 10.00 | 10.00 | 100 | 2006 | 2006 | 3 | 88 | 211 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,789

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | SFR | 100 | | PUD | 0.00 | 0.00 | 58.00 | FF | | 1.00 | 1.00 | 1.00 | 3,000.00 | 3,000.00 | 174,000 | | | | | | | |

REVIEW DATE 05/04/2018 BY DJ Total Acres: 0.00 Total Land Value: 174,000 Market: 0 Agricultural: 0 Common: 174,000 PRINTED 08/02/2023 BY SYS