

BLOCK 20 LOT 5
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

HALLE DEBRA G TRUST/HALLE DEBRA G TRUSTEE
1905 NEIGHBOR ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0020-0050



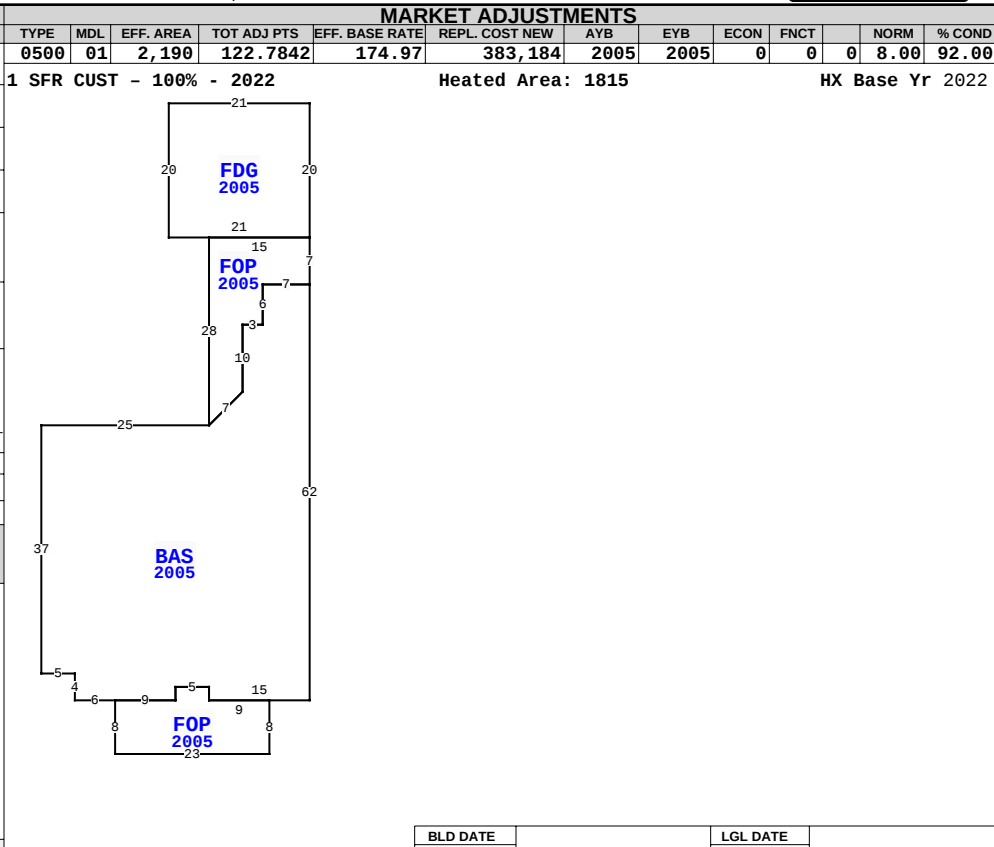
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	2	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	1,815	100	1,815	292,165
FDG	420	60	252	40,565
FOP	194	30	58	9,336
FOP	216	30	65	10,463
TOTALS	2,645		2,190	352,529

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	1,500.00	SF	6.50	6.50	100	2005
2	0825	BRICK	0	100	26	104.00	SF	12.50	12.50	100	2005
3	0819	CONC 12"	0	100	2	10.00	SF	9.50	9.50	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	60.00	FF	1.00



1905 NEIGHBOR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	2005	2005	3	87	8,483	
12.50	100	2005	2005	3	96	1,248	
9.50	100	2005	2005	3	87	83	

TOTAL OB/XF											
9,814											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						352,529					
TOTAL MARKET OB/XF VALUE						9,814					
TOTAL LAND VALUE - MARKET						180,000					
TOTAL MARKET VALUE						542,343					
SOH/AGL Deduction						16,233					
ASSESSED VALUE						526,110					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						476,110					
TOTAL JUST VALUE						542,343					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						510,786					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051907	H/AC	6,000	06/06/2005
20051750	NEW CONSTR	1,000	05/06/2005
20051716	NEW CONSTR	2,000	05/02/2005
20051622	NEW CONSTR	140,000	04/18/2005
20051626	DEMOLITION	1,000	04/18/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2339/1372	2/14/2020	WD	Q	I	01	565,000	
GRANTOR: SINGH-RATHGEBER SITA							
GRANTEE: HALLE DEBRA G TRUST							
1285/0092	1/03/2005	WD	Q	V		83,000	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: SINGH-RATHGEBER SIT							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] N62 FOP 2005=N7 FDG=[YR=2005] N20 W21 S20 E21\$W15 S28 R5 U5 N10 E3 N6 E7\$W7 S6 W3 S10 D5 L5 W25 S37 E5 S4 E6 FOP=[YR=2005] S8 E23 N8 W9 N2 W5 S2 W9\$E9 N2 E5 S2 E15\$.											