BLOCK 20 LOT 8
IN OR 2127/1166
AMELIA PARK PHASE 2 UNIT 8

GAINES WILLIAM H & EUNICE E
1817 NEIGHBOR STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-0020-0080

BUILDING CHARACTERISTICS

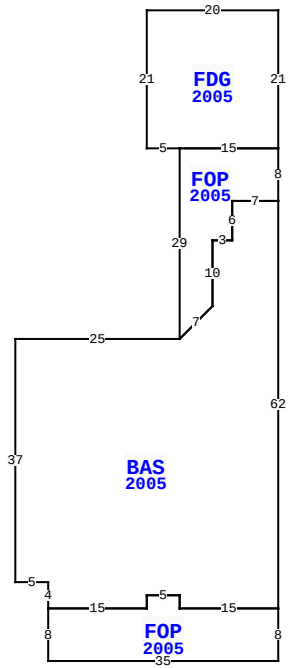
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	231	30	69	11,107
FOP	290	30	87	14,004
TOTALS	2,756		2,223	357,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,223	122.7842	174.97	388,958	2005	2005	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2019 Heated Area: 1815 HX Base Yr 2019



1817 NEIGHBOR ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		357,841
TOTAL MARKET OB/XF VALUE		13,189
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		551,030
SOH/AGL Deduction		125,659
ASSESSED VALUE		425,371
TOTAL EXEMPTION VALUE	HX HB BX	55,000
BASE TAXABLE VALUE		370,371
TOTAL JUST VALUE		551,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052494	GAS	1,000	08/22/2005
20051755	H/AC	1,000	05/09/2005
20051366	NEW CONSTR	1,000	03/07/2005
20051256	NEW CONSTR	2,000	02/16/2005
20051172	NEW CONSTR	145,000	02/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2127/1166	6/16/2017	WD	Q	I	01	409,000
GRANTOR: LEMAY MARILYN J						
GRANTEE: GAINES WILLIAM H &						
1279/1568	12/09/2004	WD	Q	V		77,900
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: LEMAY MARILYN J						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2005] W20 S21 E5 FOP=[YR=2005] S29BAS=[YR=2005] W25 S37 E5 S4 FOP=[YR=2005] S8 E35 N8 W15 N2 W5 S2 W15$E15 N2 E5 S2 E15 N62 W7 S6 W3 S10 D5 L5 $ U5 R5 N10 E3 N6 E7 N8 W15$E15 N21$.

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	1,215.00	SF	6.50	6.50	100	2005	2005	3	87	6,871	
3	0825	BRICK	0	100	20	8	160.00	SF	12.50	12.50	100	2005	2005	3	96	1,920	
4	0819	CONC 12"	0	100	8	2	14.00	SF	9.50	9.50	100	2005	2005	3	87	116	
5	0476	VF 6 SBPL	0	100	0	0	45.00	LF	32.00	32.00	100	2005	2005	3	69	994	
6	0450	PREFAB FNC	0	100	8	8	64.00	LF	8.00	8.00	100	2005	2005	3	27	138	

LAND DESCRIPTION

TOTAL OB/XF 13,189

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	60.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	180,000							

REVIEW DATE 04/11/2018 BY DJX Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS