

NIELSEN STEVEN W & MICHELE R
1791 NEIGHBOR ST
FERNANDINA BEACH, FL 32034

00-00-31-102P-0020-0090

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																		
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																																	
Exterior Wall		10	ABOVE AVG 100		0500	01		2,480	125.0304	178.17		441,862		2009	2009		0	0	6.00	94.00	VALUATION BY																																																	
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2015										Heated Area: 2041										HX Base Yr 2015										STANDARD																																			
Roof Cover		03	COMP SHNGL 100																						Tax Group: 2										Tax Dist:																																			
Interior Wall		05	DRYWALL 100																						BUILDING MARKET VALUE										415,350																																			
Interior Floor		12	HARDWOOD 70																						TOTAL MARKET OB/XF VALUE										27,926																																			
Interior Floor		15	HARDTILE 30																						TOTAL LAND VALUE - MARKET										180,000																																			
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										623,276																																			
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										178,792																																			
Bedrooms			3 100																						ASSESSED VALUE										444,484																																			
Bathrooms			2.5 100																						TOTAL EXEMPTION VALUE										HX HB 50,000																																			
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										394,484																																			
Stories		1.	1. 100																						TOTAL JUST VALUE										623,276																																			
Units		00	0 100																						NCON VALUE										0																																			
Occupancy		00	NONE 100																						INCOME VALUE																																													
																									PREVIOUS YEAR MKT VALUE										580,789																																			
Quality		05	Quality Level 05																						PERMIT NUM										DESCRIPTION										AMT										ISSUED															
DOR CODE		0100	SINGLE FAMILY																						20101131										GAS										125										07/20/2010															
MAP NUM			MKT AREA																						20091374										XFOB										5,300										10/08/2009															
NEIGHBORHOOD/LOC		1031.00																							20091302										XFOB										1,600										09/25/2009															
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																						20091071										SWIM POOL										15,200										08/14/2009									
BAS		2,041	100	2,041	341,826																					20091072										OTHER										2,000										08/14/2009														
FGR		529	55	291	48,736																					22091073										ELEC OTHER										1,000										08/14/2009														
FOP		147	30	44	7,369																																																																	
FOP		258	30	77	12,896																																																																	
PTO		466	5	23	3,852																																																																	
STP		16	10	2	335																																																																	
STP		16	10	2	335																																																																	
TOTALS		3,473		2,480	415,350																																																																	
EXTRA FEATURES		1791 NEIGHBOR ST, FERNANDINA BEACH										BLD DATE										LGL DATE																																																
												XF DATE										LAND DATE																																																
												INC DATE										AG DATE																																																
L N	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	2009	2009	3	94	3,290																																																							
2	0825	BRICK	0 100	20	4	80.00	SF	12.50	12.50	100	2009	2009	3	98	980																																																							
3	0861	POOL GUNIT	0 100	10	10	100.00	SF	170.00	170.00	100	2009	2009	3	60	10,200																																																							
4	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	45	900																																																							
5	0910	SCRN RM L	0 100	0	0	566.00	SF	15.00	15.00	100	2009	2009	3	45	3,821																																																							
6	0810	CONCRETE A	0 100	0	0	1,273.00	SF	7.54	7.54	100	2009	2009	3	91	8,735																																																							
LAND DESCRIPTION												TOTAL OB/XF										27,926																																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																																					