



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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
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NEIGHBORHOOD/LOC	1031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,539	100	2,539	419,056
FGR	476	55	262	43,243
FOP	132	30	40	6,602
FOP	160	30	48	7,923
FOP	328	30	98	16,175
PTO	52	5	3	495

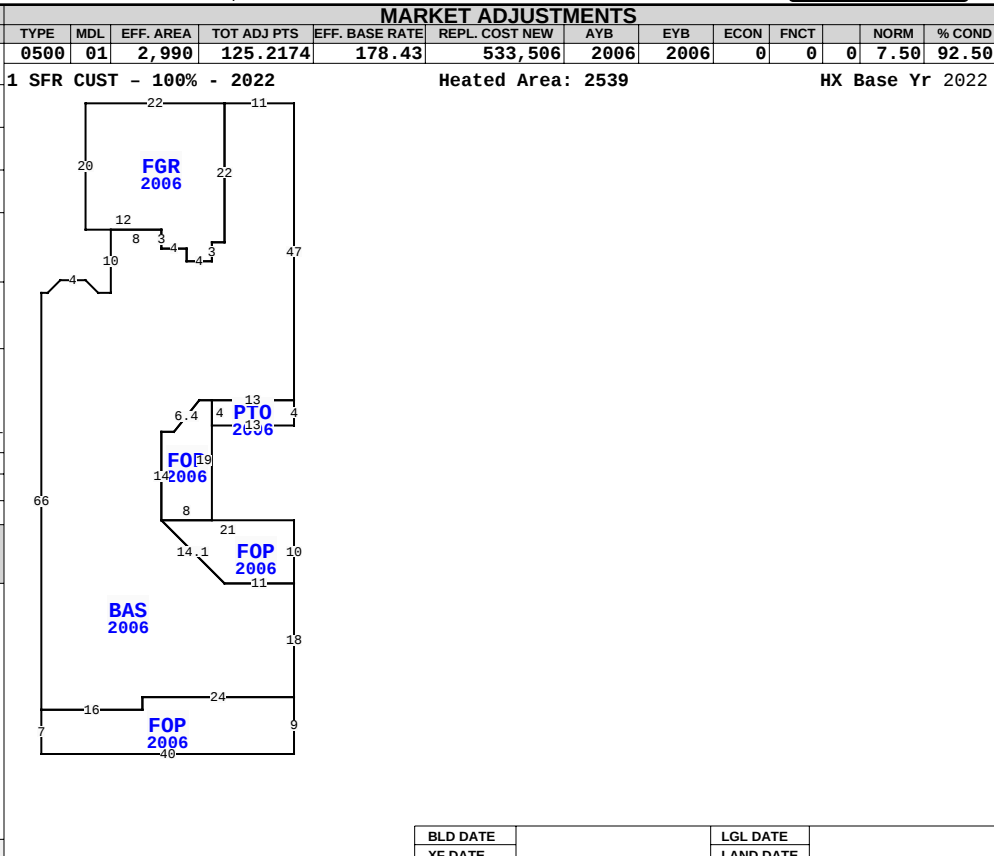
TOTALS	3,687		2,990	493,493
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EXTRA FEATURES

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	31	310	
2	0810	CONCRETE A	0	100	0	0	1,125.00	SF	6.50	6.50	100	2006	2006	3	88	6,435	
3	0825	BRICK	0	100	61	3	183.00	SF	12.50	12.50	100	2006	2006	3	97	2,219	
4	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2006	2006	3	88	183	
5	0825	BRICK	0	100	18	8	144.00	SF	12.50	12.50	100	2006	2006	3	97	1,746	
6	0875	HOT TUB	0	100	0	0	1.00	UT	10,800.00	10,800.00	100	2008	2008	3	40	4,320	
7	0910	SCRN RM L	0	100	17	31	527.00	SF	15.00	15.00	100	2008	2008	3	40	3,162	
9	1127	BRICK 8"	0	100	36	6	216.00	SF	11.00	11.00	100	2008	2008	3	97	2,305	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



1783 NEIGHBOR ST, FERNANDINA BEACH

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,990	125.2174	178.43	533,506	2006	2006	0	0	0	7.50	92.50

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		493,493
TOTAL MARKET OB/XF VALUE		20,680
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		694,173
SOH/AGL Deduction		22,910
ASSESSED VALUE		671,263
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		621,263
TOTAL JUST VALUE		694,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222727	REPLACE SCREEN EN		01/17/2023
20070043	XFOB	7,700	01/09/2007
20061821	XFOB	14,200	07/31/2006
20061822	REMODEL	700	07/31/2006
20053107	H/AC	8,000	12/05/2005
20053104	H/AC	8,000	12/02/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2499/1156	9/04/2021	WD U	I	I	11	100
GRANTOR: ANDERSON STEVEN ERIC						
GRANTEE: ANDERSON STEVEN E &						
2425/0571	1/08/2021	WD Q	I	I	01	735,000
GRANTOR: STILLWAGON PAUL K & A						
GRANTEE: ANDERSON STEVEN ERI						

BUILDING NOTES

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BUILDING DIMENSIONS

FOP=[YR=2006] N9 BAS=[YR=2006] N18 FOP=[YR=2006] N10W21 D10 R10 E11\$ W11 L10 U10 FOP=[YR=2006] E8N19W2 D5 L4 W2S14\$N14 E2 R4 U5 E2 PTO=[YR=2006] S4E13N4W13\$E13 N47 W11FGR=[YR=2006] W22S20E12S3E4S2E4N3E2 N22\$S22 W2S3W4N2W4N3W8S10W2 U2 L2 W4 D2 L2 W1S66E16N2E24\$W24S2W16S7 E40\$.