

THIELEN PETER S SR & ROBIN V
1759 NEIGHBOR ST
FERNANDINA BEACH, FL 32034

00-00-31-102P-0020-0130

BUILDING CHARACTERISTICS

ELEMENT CD CONSTRUCTION

Exterior Wall 10 ABOVE AVG 100
Roof Structur 08 IRREGULAR 100
Roof Cover 12 MODULAR MT 100
Interior Wall 05 DRYWALL 100
Interior Floo 15 HARDTILE 80
Interior Floo 12 HARDWOOD 20
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms 3 100
Bathrooms 2.5 100
Frame 02 WOOD FRAME 100

Stories Units 1. 1. 100
Occupancy 00 NONE 100

Quality 04 Quality Level 04
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 2,357 100 2,357 383,327
FDG 462 60 277 45,049
FOP 44 30 13 2,115
FOP 84 30 25 4,066
FOP 174 30 52 8,457
FOP 258 30 77 12,523
PTO 70 5 4 650

TOTALS 3,449 2,805 456,187

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500 01 2,805 123.3792 175.82 493,175 2006 2006 0 0 7.50 92.50

SFR CUST - 0% - 0 Heated Area: 2357 HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 456,187
TOTAL MARKET OB/XF VALUE 22,261
TOTAL LAND VALUE - MARKET 180,000
TOTAL MARKET VALUE 658,448
SOH/AGL Deduction 8,233
ASSESSED VALUE 650,215
TOTAL EXEMPTION VALUE 0
BASE TAXABLE VALUE 650,215
TOTAL JUST VALUE 658,448
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 615,715

PERMIT NUM DESCRIPTION AMT ISSUED

20071188 XF0B 3,500 06/26/2007
20070799 ELEC OTHER 650 05/08/2007
20062603 OTHER 1,000 11/28/2006
20061778 NEW CONSTR 2,000 07/25/2006
20061636 GAS 1,000 07/11/2006
20061639 H/AC 7,000 07/11/2006

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2402/1492 10/19/2020 WD Q I 02 615,000

GRANTOR: TULLY ANNE E REV LIV
GRANTEE: THIELEN PETER S SR
2276/1531 5/23/2019 WD Q I 01 572,000
GRANTOR: EDWARDS THOMAS J & SA
GRANTEE: TULLY ANNE E REVOCA

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N9BAS=[YR=2006] N26 FOP=[YR=2006] N10W22 D12 R12 R2 U2 E8\$W8 D2 L2 L12 U12 FOP=[YR=2006] E6N11 PTO=[YR=2006] R4 U5 E12N4W13 L3 D3 S6\$N6 L6 D6 S11\$N11 U9 R9 E13 N32W21 S10FOP=[YR=2006] W11 FDG=[YR=2006] N14W22S21E22N7\$S4E11N4\$S4 W7 S23W12S45E10S2E9S7 E16N3E5\$W5 S3W16N7W9S13E30\$.

LAND DESCRIPTION TOTAL OB/XF 21,861

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTLS UNIT TYPE D T 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 0 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

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