

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

2024

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	03	Quality Level 03
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	353,137
FDG	420	60	252	49,030
FOP	194	30	58	11,285
FOP	216	30	65	12,647

TOTALS	2,645		2,190	426,099
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	1,500.00	SF	6.50	6.50
2	0825	BRICK	0 100	26	4	104.00	SF	12.50	12.50
3	0819	CONC 12"	0 100	2	5	10.00	SF	9.50	9.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-2	0.00	0.00	60.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	2,190	141.7599	212.64	465,682	2005	2005	0	0	8.50	91.50	
1 SFR CUST - 100% - 2022												
Heated Area: 1815												
HX Base Yr 2022												

1905 NEIGHBOR ST, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/21/2024 MLU									

TOTAL OB/XF									
9,715									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		426,099	
TOTAL MARKET OB/XF VALUE		9,715	
TOTAL LAND VALUE - MARKET		240,000	
TOTAL MARKET VALUE		675,814	
SOH/AGL Deduction		133,921	
ASSESSED VALUE		541,893	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		491,893	
TOTAL JUST VALUE		675,814	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		542,343	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0198	REMODEL BAACK FOP	130,000	05/22/2024
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\$.									