

BLOCK 20 LOT 9
IN OR 1955/155
AMELIA PARK PHASE 2 UNIT 8

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

2024

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



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	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		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	2,041	100	2,041	413,212
FGR	529	55	291	58,914
FOP	147	30	44	8,908
FOP	258	30	77	15,589
PTO	466	5	23	4,656
STP	16	10	2	405
STP	16	10	2	405
TOTALS	3,473		2,480	502,089

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0825	BRICK	0	100	20	4	80.00	SF	12.50
3	0861	POOL GUNIT	0	100	10	10	100.00	SF	170.00
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
5	0910	SCRN RM L	0	100	0	0	566.00	SF	15.00
6	0810	CONCRETE A	0	100	0	0	1,273.00	SF	7.54

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
0500	11	2,480	144.3533	216.53	536,994	2009	2009	0	0
1 SFR CUST - 100% - 2015									
Heated Area: 2041									
HX Base Yr 2015									

1791 NEIGHBOR ST, FERNANDINA BEACH				XF DATE INC DATE						LAND DATE AG DATE		03/21/2024	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	2009	2009	3	93	3,255				
80.00	SF	12.50	12.50	100	2009	2009	3	97	970				
100.00	SF	170.00	170.00	100	2009	2009	3	56	9,520				
1.00	UT	2,000.00	2,000.00	100	2009	2009	3	40	800				
566.00	SF	15.00	15.00	100	2009	2009	3	40	3,396				
1,273.00	SF	7.54	7.54	100	2009	2009	3	90	8,639				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		502,089	
TOTAL MARKET OB/XF VALUE		26,580	
TOTAL LAND VALUE - MARKET		240,000	
TOTAL MARKET VALUE		768,669	
SOH/AGL Deduction		310,850	
ASSESSED VALUE		457,819	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		407,819	
TOTAL JUST VALUE		768,669	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		623,276	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101131	GAS	125	07/20/2010
20091374	XFOB	5,300	10/08/2009
20091302	XFOB	1,600	09/25/2009
20091071	SWIM POOL	15,200	08/14/2009
20091072	OTHER	2,000	08/14/2009
22091073	ELEC OTHER	1,000	08/14/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1955/0155	12/30/2014	WD	Q	I	01
GRANTOR: BELOWSKI PETER & CYNT					
GRANTEE: NIELSEN STEVEN W &					
1741/1205	3/26/2009	WD	U	I	11
GRANTOR: CUSTOM HOMES BY BRYAN					
GRANTEE: BELOWSKI PETER & CY					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2009] W23S21 BAS=[YR=2009] W9S6W4 S67E7 FOP=[YR=2009] S7E8 STP=[YR=2009] S2 E8N2W8\$ E13N7W21\$ E28N6E5N10E1 N7W1N18 FOP=[YR=2009] N10 PTO=[YR=2009] E2 N5W10N10E10N6W2 STP=[YR=2009] N4W4S4 E4\$W4S1W19S5W4S15E27\$W26S8 D2 R2 E24\$ W24 U2 L2 N8W1N15E4N5W4 N2\$S2E23N23\$.									