

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

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 08/06/2024 BY SYS

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

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

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				2							
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																	
																						VALUATION BY										STANDARD						
																							Tax Group: 2										Tax Dist:					
																							BUILDING MARKET VALUE										577,667					
																							TOTAL MARKET OB/XF VALUE										21,277					
																							TOTAL LAND VALUE - MARKET										240,000					
																							TOTAL MARKET VALUE										838,944					
																							SOH/AGL Deduction										0					
																							ASSESSED VALUE										838,944					
																							TOTAL EXEMPTION VALUE										HX	HB	50,000			
																							BASE TAXABLE VALUE										788,944					
																							TOTAL JUST VALUE										838,944					
																							NCON VALUE										0					
																							INCOME VALUE															
																							PREVIOUS YEAR MKT VALUE										658,448					