



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,017	100	2,017	379,078
FGR	484	55	266	49,992
FOP	168	30	50	9,397
FOP	313	30	94	17,667
FOP	318	30	95	17,855
FUS	1,311	100	1,311	246,392
STR	16	10	2	376
UAT	85	10	8	1,503
UAT	88	10	9	1,692
TOTALS	4,800		3,852	723,951

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0962	SKYLIGHT
3	0877	JACUZZI
4	0810	CONCRETE A
5	0825	BRICK
6	0861	POOL GUNIT
7	0845	KOOL DECK
8	0877	JACUZZI
9	0910	SCRN RM L
10	0871	POOL HTR R

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	3,852	132.5880	198.88	766,086	2011	2011	0	0	5.50	94.50
1 SFR CUST - 100% - 2022											
Heated Area: 3328											
HX Base Yr 2022											
1741 NEIGHBOR ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/21/2024 MLU											

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290
2	0962	SKYLIGHT	0	100	0	0	2.00	UT	500.00	500.00	100	2011	2011	3	92	920
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	50	500
4	0810	CONCRETE A	0	100	0	0	1,245.00	SF	6.50	6.50	100	2011	2011	3	92	7,445
5	0825	BRICK	0	100	10	8	80.00	SF	12.50	12.50	100	2011	2011	3	98	980
6	0861	POOL GUNIT	0	100	0	0	239.00	SF	85.00	85.00	100	2012	2012	3	68	13,814
7	0845	KOOL DECK	0	100	0	0	295.00	SF	13.27	13.27	100	2012	2012	3	93	3,640
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2012	2012	3	55	550
9	0910	SCRN RM L	0	100	0	31	518.00	SF	15.00	15.00	100	2012	2012	3	55	4,274
10	0871	POOL HTR R	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	55	2,750

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

NASSAU COUNTY PROPERTY		
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VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	723,951	
TOTAL MARKET OB/XF VALUE	38,163	
TOTAL LAND VALUE - MARKET	240,000	
TOTAL MARKET VALUE	1,002,114	
SOH/AGL Deduction	197,883	
ASSESSED VALUE	804,231	
TOTAL EXEMPTION VALUE	50,000	
BASE TAXABLE VALUE	754,231	
TOTAL JUST VALUE	1,002,114	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	818,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122165	SOLAR POOL HEATER	2,495	10/19/2012
20121885	POOL SCREEN	3,610	09/11/2012
20121539	SWIM POOL	35,000	07/31/2012
20100521	NEW CONSTR	380,000	02/18/2010
20061795	DEMOLITION	0	07/26/2006

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2570/1562	6/01/2022	WD U
GRANTOR: TIGNANELLI ANDREW V &		
GRANTEE: TIGNANELLI REAL EST		
2433/1759	2/12/2021	WD Q I 05
GRANTOR: CU GIL A & ANGELA FAM		
GRANTEE: TIGNANELLI ANDREW V		

BUILDING NOTES		
BUILDING DIMENSIONS		
BAS=[YR=2011] W10S4 FOP=[YR=2011] W21 FGR=[YR=2011] N18 W22S22E22N4S S8E21 N8S S8W21 S35FOP=[YR=2011] W4S30E2 STR=[YR=2011] S2E8N2W8S E10N16 W3N13 W5N1S S1 E5S13E3S19E23N52 E1N6 W1N22S PTR=E25S4 FUS=[YR=2011] S18 UAT=[YR=2011] S22E4N22W4S E4S22W7S3 FOP=[YR=2011] W9S30E12 N16W3N14S S14 E3S19 E23N41W9 UAT=[YR=2011] N17W5 S17E5S W5N17E5N18W14S N4W25S.		