

BIRD LYNN M
1971 NEIGHBOR STREET
FERNANDINA BEACH, FL 32034

00-00-31-102P-0020-0040

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 2				Tax Dist:					
BUILDING MARKET VALUE				541,326					
TOTAL MARKET OB/XF VALUE				8,580					
TOTAL LAND VALUE - MARKET				290,000					
TOTAL MARKET VALUE				839,906					
SOH/AGL Deduction				405,087					
ASSESSED VALUE				434,819					
TOTAL EXEMPTION VALUE				HX HB WX		55,722			
BASE TAXABLE VALUE				379,097					
TOTAL JUST VALUE				839,906					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				771,567					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
20162569		NEW CONSTR		81,637		09/20/2016			
20052036		H/AC		5,000		06/21/2005			
20051753		NEW CONSTR		1,000		05/09/2005			
20051717		NEW CONSTR		2,000		05/02/2005			
20051681		NEW CONSTR		141,000		04/26/2005			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2699/1284		3/13/2024		WD	Q	I	01	868,000	
GRANTOR: ABBOTT JOHN S JR & DE									
GRANTEE: BIRD ROBERT & LYNN									
1299/0913		3/03/2005		WD	Q	V		81,200	
GRANTOR: BRYLEN HOMES LTD									
GRANTEE: ABBOTT JOHN S JR &									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2017] W6 FDG=[YR=2005] N20 W20 S20 E20\$ W29 S20									
BAS=[YR=2005] S57 E14 FOP=[YR=2005] S1 E22 N21 W7 S10 W14									
S10 W1\$E1 N10 E14 N39 DCK=[YR=2017] E8 N8 W8 S8\$ N8 W29\$ E35									
N20 \$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
90,000									
Common: 290,000									
PRINTED 07/30/2025 BY SYS									