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

2025

00-00-31-102P-0020-0050

NASSAU COUNTY PROPERTY

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

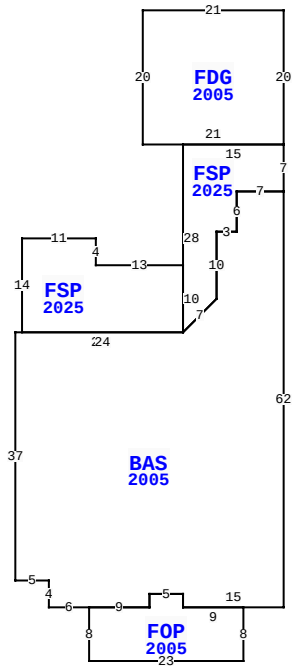
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,815	100	2005	1,815	369,937
FDG	420	60	2005	252	51,363
FOP	194	30	2005	58	11,822
FSP	216	40	2025	86	17,528
FSP	284	40	2025	114	23,236
TOTALS	2,929			2,325	473,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,325	141.7599	223.98	520,754	2005	2005	0	0	0	9.00	91.00

1 SFR CUST – 100% - 2022 Heated Area: 1815 HX Base Yr 2022



1905 NEIGHBOR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		473,886
TOTAL MARKET OB/XF VALUE		9,518
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		783,404
SOH/AGL Deduction		198,281
ASSESSED VALUE		585,123
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		534,401
TOTAL JUST VALUE		783,404
NCON VALUE		27,515
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		675,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0198	REMODEL BACK 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

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	0	0	1,500.00	SF	6.50	6.50	100	2005	2005	3	84	8,190	
2	0825	BRICK	0	100	26	4	104.00	SF	12.50	12.50	100	2005	2005	3	96	1,248	
3	0819	CONC 12"	0	100	2	5	10.00	SF	9.50	9.50	100	2005	2005	3	84	80	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] N62 W7 S6 W3 S10 D5L5 W25 S37 E5 S4 E6 E9 N2 E5 S2 E15 $
FDG=[YR=2005;ORIG=0,-69] N20 W21 S20 E21 $
FSP=[YR=2025;ORIG=0,-62] N7 W15 S28 U5R5 N10 E3 N6 E7 $
FOP=[YR=2005;ORIG=-29,0] S8 E23 N8 W9 N2 W5 S2 W9 $
FSP=[YR=2025;ORIG=-39,-41] N14 E11 S4 E13 S10 W24 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,518

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000							

REVIEW DATE 02/21/2025 BY HS Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS