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

2025

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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

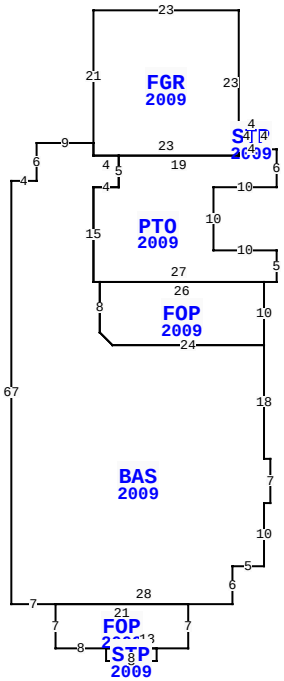
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,041	100	2009	2,041	432,925
FGR	529	55	2009	291	61,725
FOP	147	30	2009	44	9,333
FOP	258	30	2009	77	16,333
PTO	466	5	2009	23	4,879
STP	16	10	2009	2	424
STP	16	10	2009	2	424
TOTALS	3,473			2,480	526,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,480	144.3533	228.08	565,638	2009	2009	0	0	0	7.00	93.00

1 SFR CUST - 100% - 2015 Heated Area: 2041 HX Base Yr 2015



1791 NEIGHBOR ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		526,043
TOTAL MARKET OB/XF VALUE		25,245
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		851,288
SOH/AGL Deduction		380,192
ASSESSED VALUE		471,096
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		420,374
TOTAL JUST VALUE		851,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		768,669

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	SALE PRICE
1955/0155	12/30/2014	WD	Q	I	01	470,000
GRANTOR: BELOWSKI PETER & CYNT						
GRANTEE: NIELSEN STEVEN W &						
1741/1205	3/26/2009	WD	U	I	11	100
GRANTOR: CUSTOM HOMES BY BRYAN						
GRANTEE: BELOWSKI PETER & CY						

BUILDING NOTES

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$S2E23N23$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	92	3,220	
2	0825	BRICK	0	100	20	4	80.00	SF	12.50	12.50	100	2009	2009	3	97	970	
3	0861	POOL GUNIT	0	100	10	10	100.00	SF	170.00	170.00	100	2009	2009	3	52	8,840	
4	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	35	700	
5	0910	SCRN RM L	0	100	0	0	566.00	SF	15.00	15.00	100	2009	2009	3	35	2,972	
6	0810	CONCRETE A	0	100	0	0	1,273.00	SF	7.54	7.54	100	2009	2009	3	89	8,543	

LAND DESCRIPTION

TOTAL OB/XF 25,245

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS