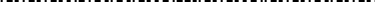


ANDERSON STEVEN & ANNE TRUST/ANDERSON STEVEN ERIC
1783 NEIGHBOR STREET
FERNANDINA BEACH, FL 32034



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall		10	ABOVE AVG 100		0500	11	2,990	144.5692	228.42	682,976	2006	2006		0	0	8.50	91.50	VALUATION BY		STANDARD									
Roof Structure		08	IRREGULAR 100		1 SFR CUST - 100% - 2022													Tax Group: 2		Tax Dist:									
Roof Cover		03	COMP SHNGL 100		Heated Area: 2539													BUILDING MARKET VALUE		624,923									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		23,953									
Interior Floor		11	CLAY TILE 70															TOTAL LAND VALUE - MARKET		300,000									
Interior Floor		14	CARPET 30															TOTAL MARKET VALUE		948,876									
Air Condition		03	CENTRAL 100															SOH/AGL Deduction		229,290									
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE		719,586									
Bedrooms			3 100															TOTAL EXEMPTION VALUE		HX HB		50,722							
Bathrooms			3.5 100															BASE TAXABLE VALUE		668,864									
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE		948,876									
Stories		1.	1. 100															NCON VALUE		0									
Units		0	0 100															INCOME VALUE											
Occupancy		00	NONE 100															PREVIOUS YEAR MKT VALUE		861,238									
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	2,539	100	2006	2,539	530,662																								
FGR	476	55	2006	262	54,759																								
FOP	132	30	2006	40	8,360																								
FOP	160	30	2006	48	10,032																								
FOP	328	30	2006	98	20,482																								
PTO	52	5	2006	3	627																								
TOTALS		3,687			2,990	624,923																							
EXTRA FEATURES					1783 NEIGHBOR ST, FERNANDINA BEACH															BLD DATE				LGL DATE		05/08/2025		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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	24	240													
2	0810	CONCRETE A	0	100	0	0	1,125.00	SF	6.50	6.50	100	2006	2006	3	86	6,289													
3	0825	BRICK	0	100	61	3	183.00	SF	12.50	12.50	100	2006	2006	3	96	2,196													
4	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2006	2006	3	86	179													
5	0825	BRICK	0	100	18	8	144.00	SF	12.50	12.50	100	2006	2006	3	96	1,728													
6	0875	HOT TUB	0	100	0	0	1.00	UT	10,800.00	10,800.00	100	2008	2008	3	31	3,348													
7	1127	BRICK 8"	0	100	36	6	216.00	SF	11.00	11.00	100	2008	2008	3	97	2,305													
8	0910	SCRN RM L	0	100	0	0	527.00	SF	15.00	15.00	100	2024	2023		97	7,668													
LAND DESCRIPTION										TOTAL OB/XF										23,953									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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												