

THIELEN PETER S SR & ROBIN V
1759 NEIGHBOR ST
FERNANDINA BEACH, FL 32034

00-00-31-102P-0020-0130

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										2						
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																						
																									VALUATION BY										STANDARD											
																										Tax Group: 2										Tax Dist:										
																										BUILDING MARKET VALUE										605,147										
																										TOTAL MARKET OB/XF VALUE										20,411										
																										TOTAL LAND VALUE - MARKET										300,000										
																										TOTAL MARKET VALUE										925,558										
																										SOH/AGL Deduction										62,285										
																										ASSESSED VALUE										863,273										
																										TOTAL EXEMPTION VALUE										HX HB 50,722										
																										BASE TAXABLE VALUE										812,551										
																										TOTAL JUST VALUE										925,558										
																										NCON VALUE										0										
																										INCOME VALUE																				
																										PREVIOUS YEAR MKT VALUE										838,944										