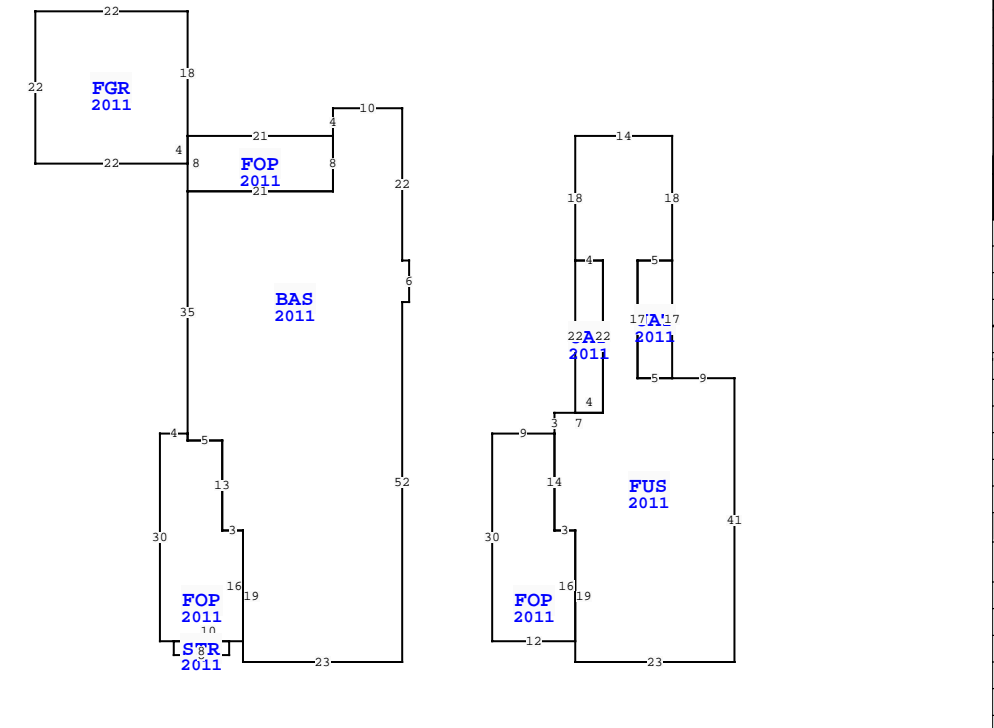


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	3,852	132.5880	209.49	806,955	2011	2011	0	0	0	6.00	94.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			758,538
TOTAL MARKET OB/XF VALUE			36,482
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			1,095,020
SOH/AGL Deduction			267,466
ASSESSED VALUE			827,554
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			776,832
TOTAL JUST VALUE			1,095,020
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,002,114



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	2,017	100	2011	2,017	397,189
FGR	484	55	2011	266	52,381
FOP	168	30	2011	50	9,847
FOP	313	30	2011	94	18,510
FOP	318	30	2011	95	18,708
FUS	1,311	100	2011	1,311	258,163
STR	16	10	2011	2	394
UAT	85	10	2011	8	1,575
UAT	88	10	2011	9	1,772
TOTALS	4,800			3,852	758,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122165	SOLAR POOL HEATER	2,495	10/19/2012
20121885	POOL SCREEN	3,610	09/11/2012
20121539	SWIM POOL	35,000	07/31/2012
20100521	NEW CONSTR	380,000	02/18/2010
20061795	DEMOLITION	0	07/26/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/1562	6/01/2022	WD	U	I	11	100

GRANTOR: TIGNANELLI ANDREW V &  
GRANTEE: TIGNANELLI REAL EST  
2433/1759 2/12/2021 WD Q I 05 1,025,000  
GRANTOR: CU GIL A & ANGELA FAM  
GRANTEE: TIGNANELLI ANDREW V

EXTRA FEATURES																
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290
2	0962	SKYLIGHT	0	100	0	0	2.00	UT	500.00	500.00	100	2011	2011	3	91	910
3	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2011	2011	3	45	450
4	0810	CONCRETE A	0	100	0	0	1,245.00	SF	6.50	6.50	100	2011	2011	3	91	7,364
5	0825	BRICK	0	100	10	8	80.00	SF	12.50	12.50	100	2011	2011	3	98	980
6	0861	POOL GUNIT	0	100	0	0	239.00	SF	85.00	85.00	100	2012	2012	3	64	13,002
7	0845	KOOL DECK	0	100	0	0	295.00	SF	13.27	13.27	100	2012	2012	3	92	3,601
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2012	2012	3	50	500
9	0910	SCRN RM L	0	100	0	31	518.00	SF	15.00	15.00	100	2012	2012	3	50	3,885
10	0871	POOL HTR R	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2012	2012	3	50	2,500

1741 NEIGHBOR ST, FERNANDINA BEACH

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

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2011] W10S4 FOP=[YR=2011] W21 FGR=[YR=2011] N18 W22S22E22N4S S8E21 N8S S8W21 S35FOP=[YR=2011] W4S30E2 STR=[YR=2011] S2E8N2W8S E10N16 W3N13 W5N1S S1 B5S13E3S19E23N52 E1N6 W1N22S PTR=E25S4 FUS=[YR=2011] S18 UAT=[YR=2011] S22E4N22W4S E4S22W7S3 FOP=[YR=2011] W9S30E12 N16W3N14S S14 E3S19 E23N41W9 UAT=[YR=2011] N17W5 S17E5S W5N17E5N18W14S N4W25S.												

LAND DESCRIPTION													TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	0003	R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000						