BLOCK 20 LOT 4
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

BIRD LYNN M
1971 NEIGHBOR STREET
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0020-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

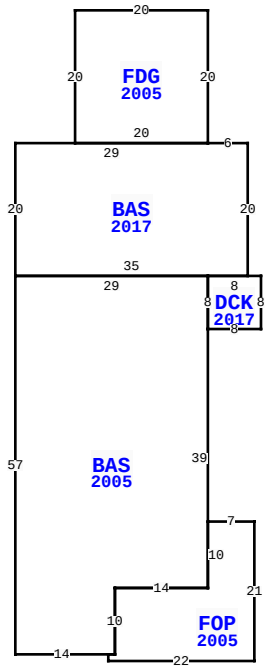
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,513	100	2005	1,513	303,881
BAS	700	100	2017	700	140,593
DCK	64	10	2017	6	1,205
FDG	400	60	2005	240	48,203
FOP	302	30	2005	91	18,277
TOTALS	2,979			2,550	512,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,550	133.6944	221.93	565,922	2005	2005	0	0	0	9.50	90.50

1 SFR CUST 100% - 2025 Heated Area: 2213 HX Base Yr 2025



1971 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		512,159
TOTAL MARKET OB/XF VALUE		3,100
TOTAL LAND VALUE - MARKET		290,000
TOTAL MARKET VALUE		805,259
SOH/AGL Deduction		358,700
ASSESSED VALUE		446,559
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		390,148
TOTAL JUST VALUE		805,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		839,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162569	NEW CONSTR	81,637	09/20/2016
20052036	H/AC	5,000	06/21/2005
20051753	NEW CONSTR	1,000	05/09/2005
20051717	NEW CONSTR	2,000	05/02/2005
20051681	NEW CONSTR	141,000	04/26/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2699/1284	3/13/2024	WD	Q	I	01	868,000
GRANTOR: ABBOTT JOHN S JR & DE						
GRANTEE: BIRD ROBERT & LYNN						
1299/0913	3/03/2005	WD	Q	V		81,200
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: ABBOTT JOHN S JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W6 FDG=[YR=2005] N20 W20 S20 E20$ W29 S20
BAS=[YR=2005] S57 E14 FOP=[YR=2005] S1 E22 N21 W7 S10 W14
S10 W1$E1 N10 E14 N39 DCK=[YR=2017] E8 N8 W8 S8$ N8 W29$ E35
N20 $.

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	2005	2005	3	87	3,045	
4	1242	WD DECK A	0	100	13	2	26.00	SF	10.00	10.00	100	2005	2005	3	21	55	

LAND DESCRIPTION

TOTAL OB/XF 3,100

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	58.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	290,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 290,000 Market: 0 Agricultural: 0 Common: 290,000 PRINTED 07/09/2026 BY SYS