BLOCK 20 LOT 12
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

CUSHMAN SUE BRITT REVOCABLE TRUST/BRITT DAVID VB R
1767 NEIGHBOR ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-102P-0020-0120

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	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

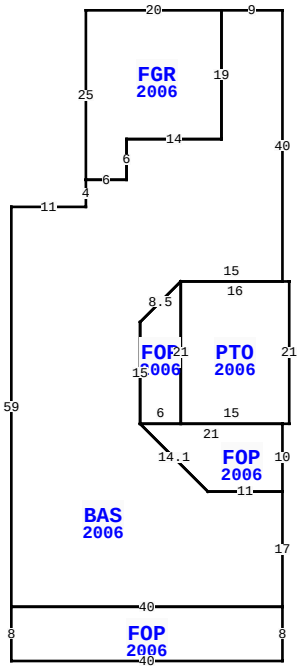
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,202	100	2006	2,202	429,298
FGR	416	55	2006	229	44,646
FOP	108	30	2006	32	6,239
FOP	160	30	2006	48	9,358
FOP	320	30	2006	96	18,716
PTO	336	5	2006	17	3,314
TOTALS	3,542			2,624	511,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,624	129.0576	214.24	562,166	2006	2006	0	0	0	9.00	91.00

1 SFR CUST 100% - 2025 Heated Area: 2202 HX Base Yr 2025



1767 NEIGHBOR ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		511,571
TOTAL MARKET OB/XF VALUE		4,189
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		815,760
SOH/AGL Deduction		26,322
ASSESSED VALUE		789,438
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		738,027
TOTAL JUST VALUE		815,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		853,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060575	XFOB	3,650	03/20/2006
20053140	GAS	1,000	12/09/2005
20052905	H/AC	8,000	10/24/2005
20052526	NEW CONSTR	2,000	08/25/2005
20052467	OTHER	9,000	08/16/2005
20052254	NEW CONSTR	192,000	07/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2699/1035	3/12/2024	WD	Q	I	01	875,000
GRANTOR: HARPER MARJORIE L REV						
GRANTEE: CUSHMAN SUE BRITT R						
1332/0287	7/11/2005	WD	Q	V		89,700
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: HARPER MARJORIE TRU						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] N8BAS=[YR=2006] N17 FOP=[YR=2006] N10
PTO=[YR=2006] E1N21W16S21E15$W21 D10 R10 E11$W11 U10 L10
FOP=[YR=2006] E6N21 L6 D6 S15$N15 U6 R6 E15 N40
W9FGR=[YR=2006] W20S25E6 N6E14N19$S19W14S6W6S4W11S59E40 $
W40S8 E40$.

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	2006	2006	3	88	3,080	
4	0910	SCRN RM L	0	100	16	21	336.00	SF	15.00	15.00	100	2006	2006	3	22	1,109	

LAND DESCRIPTION

TOTAL OB/XF 4,189

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS