

BLOCK 20 LOT 13
AMELIA PARK PHASE 2 UNIT 8
PB 6/391

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

2026

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		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	2,357	100	2006	2,357	481,137
FDG	462	60	2006	277	56,545
FOP	44	30	2006	13	2,654
FOP	84	30	2006	25	5,103
FOP	174	30	2006	52	10,615
FOP	258	30	2006	77	15,718
PTO	70	5	2006	4	816
TOTALS	3,449			2,805	572,588

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0819	CONC 12"	0	100	2	4	8.00	SF	9.50
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
9	0910	SCRN RM L	0	100	16	18	288.00	SF	15.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,805	135.1296	224.32	629,218	2006	2006	0	0	9.00	91.00
1 SFR CUST 100% - 2024 Heated Area: 2357 HX Base Yr 2024											
1759 NEIGHBOR ST, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		572,588	
TOTAL MARKET OB/XF VALUE		55,310	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		927,898	
SOH/AGL Deduction		41,317	
ASSESSED VALUE		886,581	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		835,170	
TOTAL JUST VALUE		927,898	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		925,558	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071188	XFOB	3,500	06/26/2007
20070799	ELEC OTHER	650	05/08/2007
20062603	OTHER	1,000	11/28/2006
20061778	NEW CONSTR	2,000	07/25/2006
20061636	GAS	1,000	07/11/2006
20061639	H/AC	7,000	07/11/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2402/1492	10/19/2020	WD	Q	I	02
GRANTOR: TULLY ANNE E REV LIV					
GRANTEE: THIELEN PETER S SR					
2276/1531	5/23/2019	WD	Q	I	01
GRANTOR: EDWARDS THOMAS J & SA					
GRANTEE: TULLY ANNE E REVOC					

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2006] N9BAS=[YR=2006] N26 FOP=[YR=2006] N10W22 D12 R12 R2 U2 E8\$W8 D2 L2 L12 U12 FOP=[YR=2006] E6N11 PTO=[YR=2006] R4 U5 E12N4W13 L3 D3 S6\$N6 L6 D6 S11\$N11 U9 R9 E13 N32W21 S10FOP=[YR=2006] W11 FDG=[YR=2006] N14W22S21E22N7\$S4E11N4\$S4 W7 S23W12S45E10S2E9S7 E16N3E5\$W5 S3W16N7W9S13E30\$.									

LAND DESCRIPTION										TOTAL OB/XF										55,310									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												