LOT 6
IN OR 1505/748
THE COLONY PB 4/56

BAILEY JOYCE E IRREVOC LVG TRST
4633 CHINOOK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0190-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

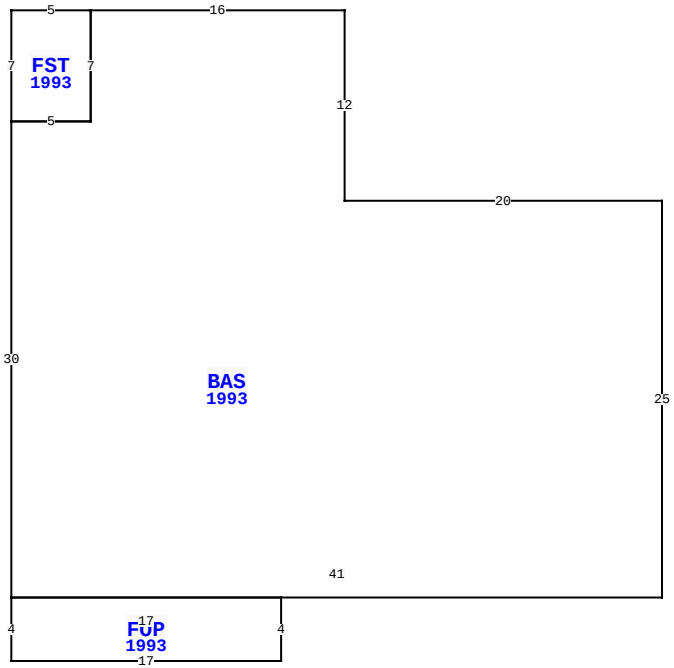
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	98,225
FOP	68	30	20	1,582
FST	35	55	19	1,502
TOTALS	1,345		1,281	101,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,281	109.2000	98.55	126,243	1972	1972	0	0	0	19.75	80.25

1 SINGLE FAM – 100% - 1995 Heated Area: 1242 HX Base Yr 1995



4633 CHINOOK LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		101,310
TOTAL MARKET OB/XF VALUE		1,564
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		277,874
SOH/AGL Deduction		199,987
ASSESSED VALUE		77,887
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,887
TOTAL JUST VALUE		277,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/0748	6/12/2007	QC	U	I	01	100
GRANTOR: BAILEY JOYCE ELIZABET						
GRANTEE: BAILEY JOYCE IRREVO						
0713/1127	9/07/1994	QC	U	I	01	100
GRANTOR: PLESS MARK A						
GRANTEE: BAILEY JOYCE ELIZAB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 N12 W16 FST=[YR=1993] W5 S7 E5N7$ S7 W5 S30
FOP=[YR=1993] S4 E17 N4W17$ E41 N25$.

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	0810	CONCRETE A	0	100	0	0	220.00	SF	6.50	6.50	100	1980	1980	3	35	501	
2	0940	SHEDS/PORT	0	100	16	8	128.00	SF	21.30	21.30	100	1998	1998	3	20	545	
3	0681	POLE SHED	0	100	16	8	128.00	SF	15.00	15.00	100	1998	1998	3	27	518	

LAND DESCRIPTION

TOTAL OB/XF 1,564

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	0.70	250,000.00	175,000.00	175,000							

REVIEW DATE 08/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS