LOT 7
OR 277 PG 551
THE COLONY PB 4/56

RICE ELEANORE F
4634 CHINOOK LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0190-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

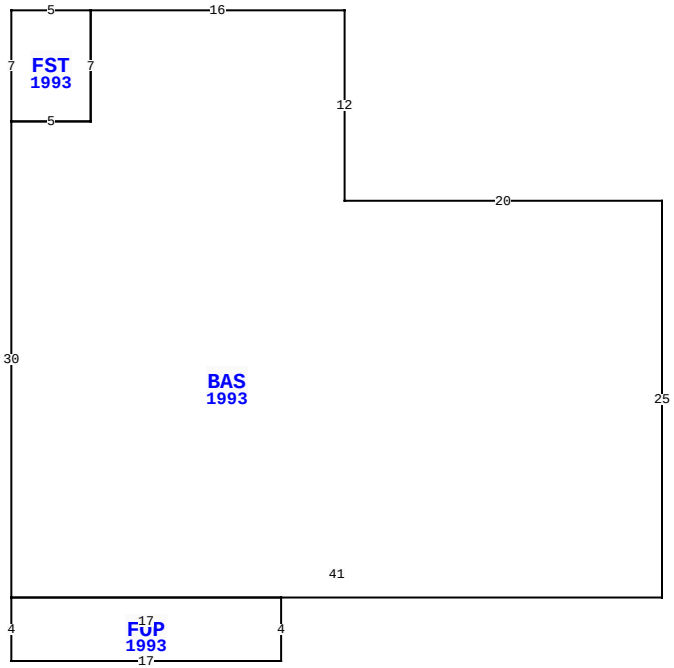
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	1,242	99,747
FOP	68	30	20	1,606
FST	35	55	19	1,526
TOTALS	1,345		1,281	102,879

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	116.4800	105.12	134,659	1972	1990	0	0	0	23.60	76.40

1 SINGLE FAM – 100% - 1979 Heated Area: 1242 HX Base Yr 1979



4634 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		102,879
TOTAL MARKET OB/XF VALUE		1,254
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		279,133
SOH/AGL Deduction		188,548
ASSESSED VALUE		90,585
TOTAL EXEMPTION VALUE	HX HB SL	90,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		279,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6532	REPAIR/RRF	2,000	06/15/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0277/0551	10/01/1978	WD	U	I		34,500

GRANTOR:
GRANTEE:

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	144.00	SF	6.50	6.50	100	1972	1972	3	24	225	
2	0855	CONC PAVER	0	100	0	0	158.00	SF	7.00	7.00	100	2011	2011	3	93	1,029	

LAND DESCRIPTION

TOTAL OB/XF 1,254

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	0006	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 04/09/2020 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/02/2023 BY SYS