

S1/2 OF LOT 1 (S-1)
IN OR 2036/1510
PARTY WALL AGMT PT OR1407/1936

SCULLY BRIAN T
997 CHAD ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1177-0001-0010



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC	1026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	92,714
FGR	324	55	178	19,101
FOP	72	30	22	2,361
FUS	477	100	477	51,186
TOTALS	1,737		1,541	165,361

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	
2	0810	CONCRETE A	0	100	29	4	116.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	53	10	530.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	9	12	108.00	SF	6.50	6.50	
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	
6	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	R-3	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,541	124.1289	117.92	181,715	2004	2004	0	0	9.00	91.00
1 TOWNHOUSE - 100% - 2017											
Heated Area: 1341											
HX Base Yr 2017											

997 CHAD ST, FERNANDINA BEACH					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	1,000.00	1,000.00	100	2004	2004	3	24	240		
116.00	SF	6.50	6.50	100	2004	2004	3	86	648		
530.00	SF	6.50	6.50	100	2004	2004	3	86	2,963		
108.00	SF	6.50	6.50	100	2004	2004	3	86	604		
100.00	SF	30.00	30.00	100	2004	2004	3	24	720		
108.00	LF	32.00	32.00	100	2012	2012	3	85	2,938		

NASSAU COUNTY PROPERTY										PAGE 1 of 1	
VALUATION SUMMARY											
VALUATION BY								STANDARD			
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE								165,361			
TOTAL MARKET OB/XF VALUE								8,113			
TOTAL LAND VALUE - MARKET								100,000			
TOTAL MARKET VALUE								273,474			
SOH/AGL Deduction								92,895			
ASSESSED VALUE								180,579			
TOTAL EXEMPTION VALUE						HX HB		50,000			
BASE TAXABLE VALUE								130,579			
TOTAL JUST VALUE								273,474			
NCON VALUE								0			
INCOME VALUE											
PREVIOUS YEAR MKT VALUE								283,141			

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2004] W24 S3 BAS=[YR=2004] S37 E9 FGR=[YR=2004] S20 E15 N22 W12 S2 W3\$ E3 N2 E12 N35 W24\$ E24 N3\$ PTR=E10 FUS=[YR=2004] E24 S22 W9 N5 W9 S4 W6 N21\$ W10\$.											

TOTAL OB/XF											
8,113											