N 45.50' OF LOT 3
IN OR 1430/1440
CHADWICK PLACE PB 5/130

RICHARDS NATALIE
86163 SHELTER ISLAND DR
FERNANDINA BEACH, FL 32034-8148

2023

00-00-31-1177-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

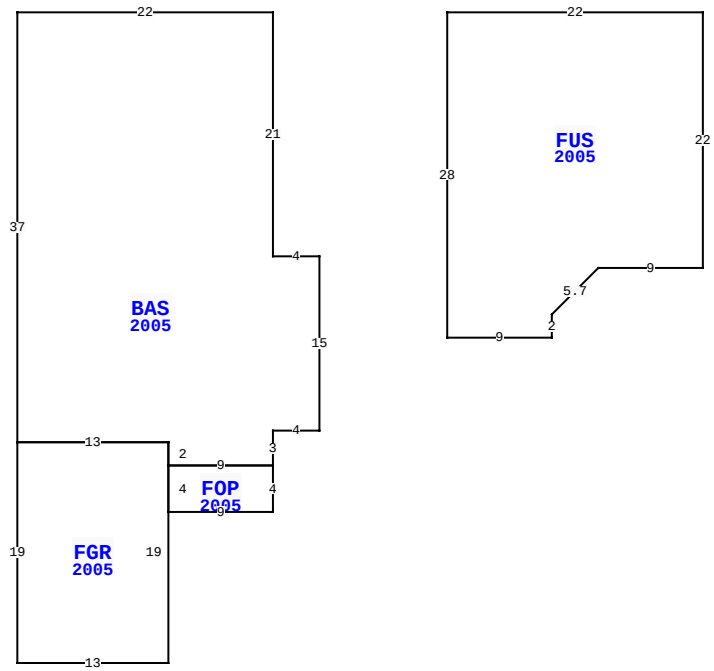
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	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	892	100	892	94,334
FGR	247	55	136	14,383
FOP	36	30	11	1,163
FUS	546	100	546	57,743
TOTALS	1,721		1,585	167,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,585	121.6656	115.58	183,194	2005	2005	0	0	0	8.50	91.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1438 HX Base Yr



973 CHAD ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,623
TOTAL MARKET OB/XF VALUE	2,481
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	270,104
SOH/AGL Deduction	13,356
ASSESSED VALUE	256,748
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,748
TOTAL JUST VALUE	270,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042051	NEW CONSTR	89,000	11/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/1440	7/25/2006	QC	U	I	01	100
GRANTOR: RICHARDS CHARLES L &						
GRANTEE: RICHARDS NATALIE						
1309/0203	4/12/2005	WD	Q	I		172,500
GRANTOR: MCGRATH EILEEN						
GRANTEE: RICHARDS CHARLES ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 S37 FGR=[YR=2005] S19 E13 N19 W13$E13 S2
FOP=[YR=2005] S4 E9 N4 W9$E9 N3 E4 N15 W4 N21$ PTR=E15
FUS=[YR=2005] S28E9N2 U4 R4 E9N22W22$ W15$.

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	0	35	3	105.00	SF	6.50	6.50	100	2005	2005	3	87	594	
2	0810	CONCRETE A	0	0	41	8	328.00	SF	6.50	6.50	100	2005	2005	3	87	1,855	
3	1242	WD DECK A	0	0	3	4	12.00	SF	10.00	10.00	100	2005	2005	3	27	32	

LAND DESCRIPTION

TOTAL OB/XF 2,481

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	0	0006	R-3	0.00	0.00	1.00	UT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/19/2017 BY DJ Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS