

S1/2 OF LOT 7 (S-1)
IN OR 1248/101
CHADWICK PLACE PB 5/130

CHILD ASHLEY & JEREMY
6352 MOCK ORANGE DR
CHARLOTTE, NC 28277

2023

00-00-31-1177-0007-0010



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	864	100	864	91,675
FGR	324	55	178	18,887
FOP	72	30	22	2,334
FUS	477	100	477	50,612
TOTALS	1,737		1,541	163,510

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	29	4		116.00	SF 6.50	100	2004
2	0810	CONCRETE A	0	0	46	10		460.00	SF 6.50	100	2004
3	0810	CONCRETE A	0	0	12	12		144.00	SF 6.50	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	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	122.7366	116.60	179,681	2004	2004	0	0	9.00	91.00
1 TOWNHOUSE - 0% - 0											
Heated Area: 1341											
HX Base Yr											

988 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	
116.00	SF	6.50	6.50	100	2004	2004	3	86	648		
460.00	SF	6.50	6.50	100	2004	2004	3	86	2,571		
144.00	SF	6.50	6.50	100	2004	2004	3	86	805		
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		163,510	
TOTAL MARKET OB/XF VALUE		4,024	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		267,534	
SOH/AGL Deduction		14,597	
ASSESSED VALUE		252,937	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		252,937	
TOTAL JUST VALUE		267,534	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		278,587	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040359	NEW CONSTR	95,000	02/27/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1248/0101	7/26/2004	WD	Q	I		142,600	
GRANTOR: MCGRATH EILEEN							
GRANTEE: CHILD ASHLEY & JERE							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FOP=[YR=2004] W24 S3 BAS=[YR=2004] S35 FGR=[YR=2004] S22 E15 N20 W3 N2 W12\$ E12 S2 E12 N37 W24\$ E24 N3\$ PTR=E15 FUS=[YR=2004] E24 S21 W6 N4 W9 S5 W9 N22\$ W15\$.							