LOT 8 (EX S-1)
IN OR 1501/1051
FPU ESMT PT OR 1180/1769

MORRISON CINDY A
994 CHAD ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1177-0008-0000

BUILDING CHARACTERISTICS

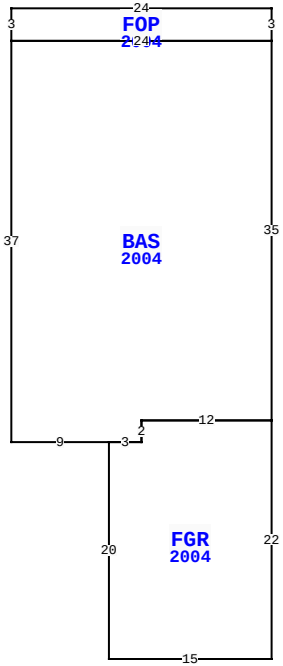
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	

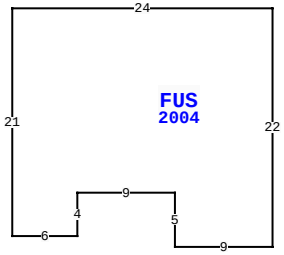
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	92,399
FGR	324	55	178	19,036
FOP	72	30	22	2,352
FUS	477	100	477	51,012
TOTALS	1,737		1,541	164,799

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	123.7005	117.52	181,098	2004	2004	0	0	0	9.00	91.00

1 TOWNHOUSE - 100% - 2008 Heated Area: 1341 HX Base Yr 2008





994 CHAD ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,799
TOTAL MARKET OB/XF VALUE		4,651
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		269,450
SOH/AGL Deduction		140,887
ASSESSED VALUE		128,563
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		78,563
TOTAL JUST VALUE		269,450
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041858	SHADOWBOX FENCE	1,000	10/13/2004
20040818	NC H/AC	7,000	04/27/2004
20040442	NC PLUMBING	5,000	03/04/2004
20040355	NEW TOWNHOME	95,000	02/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/1051	5/29/2007	WD	Q	I		233,000
GRANTOR: LOPEZ MANUEL & DOROTH						
GRANTEE: MORRISON CINDY A						
1245/1552	7/15/2004	WD	Q	I		139,900
GRANTOR: MCGRATH EILEEN						
GRANTEE: LOPEZ MANUEL & DORO						

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=E15 FUS=[YR=2004] E24 S22 W9 N5 W9 S4 W6 N21$ 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	100	29	4	116.00	SF	6.50	6.50	100	2004	2004	3	86	648	
2	0810	CONCRETE A	0	100	37	10	370.00	SF	6.50	6.50	100	2004	2004	3	86	2,068	
3	0855	CONC PAVER	0	100	15	15	225.00	SF	10.00	10.00	100	2004	2004	3	86	1,935	

LAND DESCRIPTION

TOTAL OB/XF 4,651

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	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