S1/2 OF LOT 8
IN OR 2230/458
CHADWICK PLACE PB 5/130

JEWELL ROBERT A & AUDREY L
998 CHAD ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1177-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

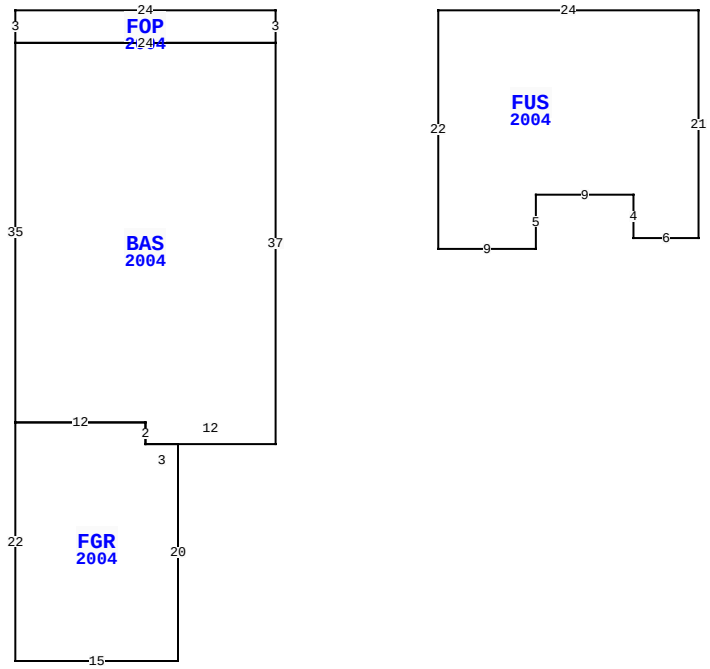
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	96,872
FGR	324	55	178	19,957
FOP	72	30	22	2,467
FUS	477	100	477	53,482
TOTALS	1,737		1,541	172,779

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	129.6981	123.21	189,867	2004	2004	0	0	0	9.00	91.00

1 TOWNHOUSE - 100% - 2019 Heated Area: 1341 HX Base Yr 2019



998 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		172,779
TOTAL MARKET OB/XF VALUE		6,711
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		279,490
SOH/AGL Deduction		71,958
ASSESSED VALUE		207,532
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,532
TOTAL JUST VALUE		279,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111441	EXTND DRIVEWAY	1,000	08/22/2011
20101161	7 SHUTTERS	3,200	07/16/2010
20040822	NC H/AC	4,000	04/29/2004
20040441	NC PLUMBING	5,000	03/04/2004
20040357	NC TOWNHOME	95,000	02/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2230/0458	10/08/2018	WD	Q	I	01	243,000
GRANTOR: TRACEY STEVEN G & CAR						
GRANTEE: JEWELL ROBERT A & A						
1633/0657	8/03/2009	QC	U	I	11	100
GRANTOR: TRACEY STEVEN G						
GRANTEE: TRACEY STEVEN G & C						

BUILDING NOTES

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$.

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	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	2004	2004	3	86	805	
4	1270	WD SHUTTR	0	100	0	0	7.00	SF	350.00	350.00	100	2010	2010	3	50	1,225	
5	0810	CONCRETE A	0	100	0	0	325.00	SF	6.50	6.50	100	2011	2011	3	93	1,965	

LAND DESCRIPTION

TOTAL OB/XF 6,711

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