

LOT 7 & R/W IN OR 65/651
IN OR 2478/922
CHELSEA SUB PB 3/5

TICHY ROBERT S & JONI D
227 N 3RD ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-0180-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC		3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1,274	97,497
FOP	32	30	10	765
FUS	539	100	539	41,249
UGR	312	45	140	10,714
TOTALS	2,157		1,963	150,225

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	19	8	152.00	SF	24.00	24.00	
2	0940	SHEDS/PORT	0	0	22	10	220.00	SF	21.30	21.30	
3	1242	WD DECK A	0	0	8	7	56.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000100	C	SFR	0		RSF	1140.00	200.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,963	83.3000	104.12	204,388	1953	1985	0	0	26.50	73.50
1 SNGL FAM - 0% - 0 Heated Area: 1813 HX Base Yr											
96855 BUCCANEER TRL, FERNANDINA BEACH											

TOTAL OB/XF											
1,801											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		150,225	
TOTAL MARKET OB/XF VALUE		1,801	
TOTAL LAND VALUE - MARKET		375,000	
TOTAL MARKET VALUE		527,026	
SOH/AGL Deduction		43,668	
ASSESSED VALUE		483,358	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		483,358	
TOTAL JUST VALUE		527,026	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		439,416	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2478/0922	7/09/2021	WD	Q	I	01	470,000	
GRANTOR: DAY CHARLES M & PEGGY							
GRANTEE: TICHY ROBERT S & JO							
0786/1128	3/07/1997	WD	Q	I		97,000	
GRANTOR: SUTTON BETTY JO							
GRANTEE: DAY CHARLES M & PEG							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993;ORIG=0,0] W49 S26 E13 E36 N26 \$											
FUS=[YR=1993;ORIG=20,0] E49 S11 W49 N11 \$											
UGR=[YR=1993;ORIG=0,26] E12 N26 W12 S26 \$											
FOP=[YR=1993;ORIG=-36,26] S4 E8 N4 W8 \$											
PTR=[ORIG=0,0] E20 W20 \$											