

LOT 6
IN OR 1505/748
THE COLONY PB 4/56

BAILEY JOYCE E IRREVOC LVG TRST
4633 CHINOOK LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0190-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		3029.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,242	100
FOP	68	30
FST	35	55
TOTALS	1,345	1,281

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,281	109.2000	103.74	132,891	1972	1972	0	0	20.00	80.00	
1 SINGLE FAM - 100% - 1995 Heated Area: 1242 HX Base Yr 1995												
4633 CHINOOK LN, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY						PAGE 1 of 1		8
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 8					Tax Dist:			
BUILDING MARKET VALUE					106,313			
TOTAL MARKET OB/XF VALUE					1,509			
TOTAL LAND VALUE - MARKET					175,000			
TOTAL MARKET VALUE					282,822			
SOH/AGL Deduction					202,598			
ASSESSED VALUE					80,224			
TOTAL EXEMPTION VALUE					HX HB		50,000	
BASE TAXABLE VALUE					30,224			
TOTAL JUST VALUE					282,822			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					277,874			