

LOT 1 (EX S-1)
IN OR 2497/57
PARTY WALL AGMT PT OR1407/1936

DEAN LUCINDA JORIE
993 CHAD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1177-0001-0000



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	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	03	Quality Level 03
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	86,832
FGR	324	55	178	17,889
FOP	72	30	22	2,211
FUS	477	100	477	47,939
TOTALS	1,737		1,541	154,871

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	0 100	29	4	116.00	SF	6.50	6.50	100	2004
2	0810	CONCRETE A	0 100	53	10	530.00	SF	6.50	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	100	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	116.8920	111.05	171,128	2004	2004	0	0	9.50	90.50
1 TOWNHOUSE - 100% - 2022											
Heated Area: 1341											
HX Base Yr 2022											
993 CHAD ST, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/16/2024 MLU											

TOTAL OB/XF											
3,527											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		154,871	
TOTAL MARKET OB/XF VALUE		3,527	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		308,398	
SOH/AGL Deduction		41,281	
ASSESSED VALUE		267,117	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		217,117	
TOTAL JUST VALUE		308,398	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040360	NEW CONSTR	95,000	03/16/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2497/0057	9/07/2021	WD	Q	I	02
GRANTOR: ALBA ISABEL					
GRANTEE: DEAN LUCINDA JORIE					
1257/0103	9/03/2004	WD	Q	I	
GRANTOR: MCGRATH EILEEN					
GRANTEE: ALBA IABEL					

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=E10 FUS=[YR=2004] E24 S21 W6 N4 W9 S5 W9 N22\$ W10\$.											