S1/2 OF LOT 1 (S-1)
IN OR 2036/1510
PARTY WALL AGMT PT OR1407/1936

SCULLY BRIAN T
997 CHAD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1177-0001-0010

BUILDING CHARACTERISTICS

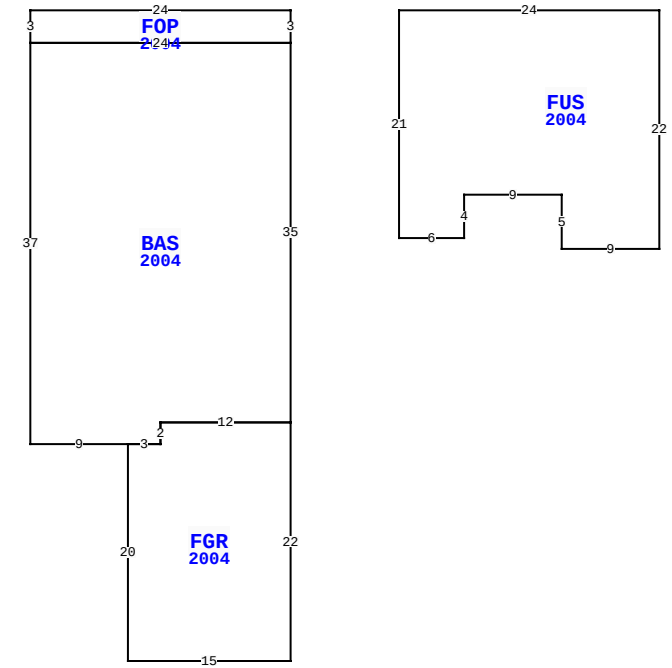
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	92,204
FGR	324	55	178	18,996
FOP	72	30	22	2,348
FUS	477	100	477	50,904
TOTALS	1,737		1,541	164,452

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	124.1289	117.92	181,715	2004	2004	0	0	0	9.50	90.50

1 TOWNHOUSE - 100% - 2017 Heated Area: 1341 HX Base Yr 2017



997 CHAD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

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	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	22	220	
2	0810	CONCRETE A	0	100	29	4	116.00	SF	6.50	6.50	100	2004	2004	3	84	633	
3	0810	CONCRETE A	0	100	53	10	530.00	SF	6.50	6.50	100	2004	2004	3	84	2,894	
4	0810	CONCRETE A	0	100	9	12	108.00	SF	6.50	6.50	100	2004	2004	3	84	590	
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2004	2004	3	22	660	
6	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2012	2012	3	83	2,868	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,452
TOTAL MARKET OB/XF VALUE		7,865
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		322,317
SOH/AGL Deduction		136,321
ASSESSED VALUE		185,996
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		135,996
TOTAL JUST VALUE		322,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122529	VINYL FENCE	0	12/17/2012
20041804	XFOB	2,000	10/06/2004
20041523	6'CYPRESS FENCE	0	08/23/2004
20040361	NEW CONSTR	95,000	02/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2036/1510	3/25/2016	QC	U	I	11	49,300
GRANTOR: TIBBETTS JEANNIE L &						
GRANTEE: SCULLY BRIAN T						
1781/1392	3/05/2012	WD	Q	I	02	120,000
GRANTOR: LANDER RICHARD E & VI						
GRANTEE: TIBBETTS JEANNIE L						

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=E10 FUS=[YR=2004] E24 S22 W9 N5 W9 S4 W6 N21$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 7,865

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	150,000.00	150,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS