

S1/2 OF LOT 2 (S-1)
IN OR 2062/1145
CHADWICK PLACE PAB 5/130

CAWLEY SHANE M
987 CHAD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1177-0002-0010



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 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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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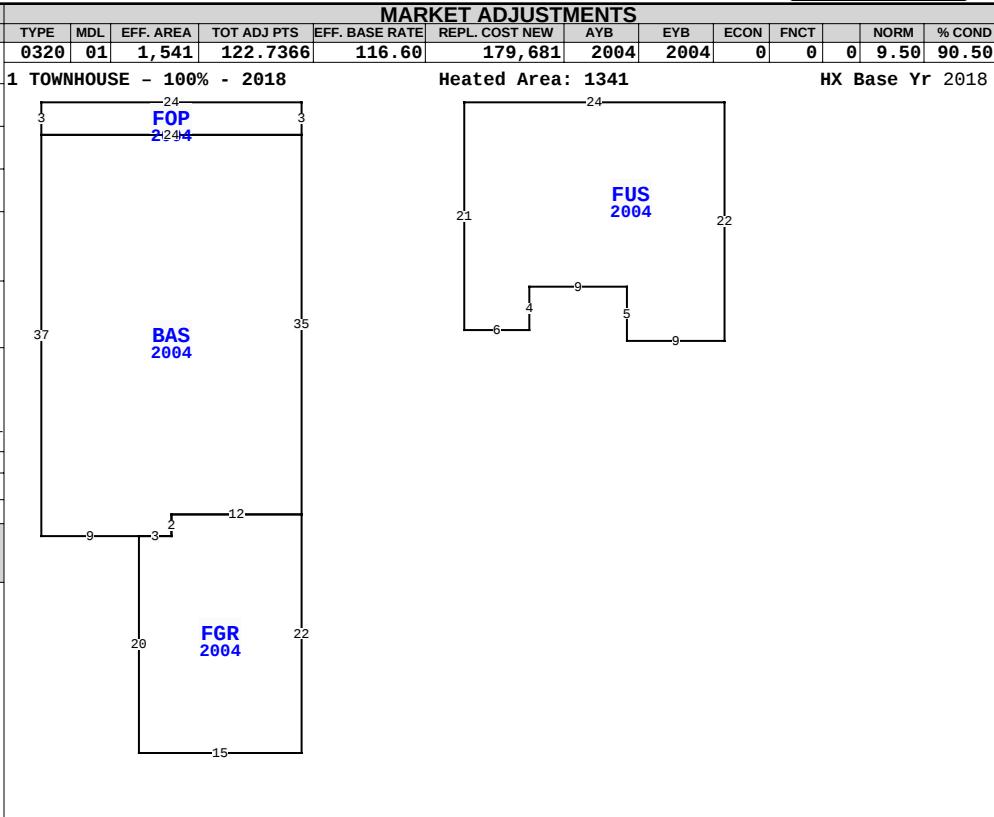
NEIGHBORHOOD/LOC	1026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	91,172
FGR	324	55	178	18,783
FOP	72	30	22	2,321
FUS	477	100	477	50,334
TOTALS	1,737		1,541	162,611

EXTRA FEATURES				
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L N	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	84	633	
2	0810	CONCRETE A	0 100	41	10	410.00	SF	6.50	6.50	100	2004	2004	3	84	2,239	
3	0810	CONCRETE A	0 100	10	14	140.00	SF	6.50	6.50	100	2004	2004	3	84	764	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024
INC DATE		AG DATE	MLU

987 CHAD ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				162,611	
TOTAL MARKET OB/XF VALUE				3,636	
TOTAL LAND VALUE - MARKET				150,000	
TOTAL MARKET VALUE				316,247	
SOH/AGL Deduction				134,999	
ASSESSED VALUE				181,248	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				131,248	
TOTAL JUST VALUE				316,247	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				267,233	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040354	NEW CONSTR	95,000	02/27/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2062/1145	7/28/2016	WD	Q	I	01
GRANTOR: COOPER KITTY S					SALE PRICE
GRANTEE: CAWLEY SHANE M					
1250/0294	8/03/2004	WD	Q	I	135,800
GRANTOR: MCGRATH EILEEN					
GRANTEE: COOPER KITTY S					

BUILDING NOTES				
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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=E15 FUS=[YR=2004] E24 S22 W9 N5 W9 S4 W6 N21\$ W15\$.				