

N 22.10' OF THE S 54.50' OF
LOT 3
IN OR 1305/1030

GUERZINI KATHLEEN P
975 CHAD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1177-0003-0020



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	11	CLAY TILE 70
Interior Floo	14	CARPET 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	916	100	916	101,861
FGR	247	55	136	15,123
FOP	36	30	11	1,223
FUS	524	100	524	58,270

TOTALS	1,723		1,587	176,477
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	27	3	81.00	SF	6.50	
2	0810	CONCRETE A	0 100	66	8	528.00	SF	6.50	
3	1242	WD DECK A	0 100	3	4	12.00	SF	10.00	
4	1242	WD DECK A	0 100	10	16	160.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	R-3	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
-------------	------------	----	-----

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0320	01	1,587	128.6271	122.20	193,931	2005	2005	0	0
1 TOWNHOUSE - 100% - 2006									
Heated Area: 1440									
HX Base Yr 2006									

975 CHAD ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/16/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	27	3	81.00	SF	6.50	6.50	100	2005	2005	3	86	453	
2	0810	CONCRETE A	0 100	66	8	528.00	SF	6.50	6.50	100	2005	2005	3	86	2,952	
3	1242	WD DECK A	0 100	3	4	12.00	SF	10.00	10.00	100	2005	2005	3	24	29	
4	1242	WD DECK A	0 100	10	16	160.00	SF	10.00	10.00	100	2005	2005	3	24	384	

TOTAL OB/XF										3,818						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	R-3	0.00	0.00	1.00	UT		1.00	1.00	0.80	150,000.00	120,000.00

Total Acres: 0.00	Total Land Value: 120,000	Market: 0	Agricultural: 0	Common: 120,000
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				176,477	
TOTAL MARKET OB/XF VALUE				3,818	
TOTAL LAND VALUE - MARKET				120,000	
TOTAL MARKET VALUE				300,295	
SOH/AGL Deduction				166,018	
ASSESSED VALUE				134,277	
TOTAL EXEMPTION VALUE		HX HB WX		55,000	
BASE TAXABLE VALUE				79,277	
TOTAL JUST VALUE				300,295	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				261,355	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042047	NEW CONSTR	89,000	11/02/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1305/1030	3/30/2005	WD	Q	I		172,500	
GRANTOR: MCGRATH EILEEN							
GRANTEE: GUERZINI KATHLEEN P							

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
BAS=[YR=2005] W22 S40 FGR=[YR=2005] S19 E13 N19 W13\$E13 S4 FOP=[YR=2005] S4 E9 N4 W9\$E9 N44\$ PTR=E10 FUS=[YR=2005] S27E9N2 U4 R4 E9N21W22 \$ W10\$.							