

LOT 4 (EX S-1 & S-2)
IN OR 2123/451
FPU ESMT PT OR 1180/1769

HELMS JOSEPH PAUL & SABRINA
965 CHAD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1177-0004-0000



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	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	96,343
FGR	247	55	136	14,304
FOP	36	30	11	1,157
FUS	524	100	524	55,113
TOTALS	1,723		1,587	166,917

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0 100	70	9	630.00	SF	6.50	6.50	100	2005	2005	3
2	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50	100	2005	2005	3
3	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	10.00	100	2005	2005	3
4	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	10.00	100	2005	2005	3

LAND DESCRIPTION													
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
1	000100	C	SFR	100	0006	R-3	0.00	0.00	1.00	UT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0320	01	1,587	121.6656	115.58	183,425	2005	2005	0	0	0	9.00	91.00	
1 TOWNHOUSE - 100% - 2018													
Heated Area: 1440													
HX Base Yr 2018													
965 CHAD ST, FERNANDINA BEACH													

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		166,917	
TOTAL MARKET OB/XF VALUE		3,984	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		290,901	
SOH/AGL Deduction		113,776	
ASSESSED VALUE		177,125	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		127,125	
TOTAL JUST VALUE		290,901	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,873	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052181	H/AC	3,000	07/11/2005
20052182	H/AC NC	3,000	07/11/2005
20052183	H/AC	3,000	07/11/2005
20052133	NEW CONSTR	2,000	07/05/2005
20052131	NEW CONSTR	2,000	07/05/2005
20052132	NC ELECTRIC	2,000	07/05/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2123/0451	5/25/2017	WD	Q	I	01	195,000	
GRANTOR: DONELSON BRENDAN & CH							
GRANTEE: HELMS JOSEPH PAUL &							
1380/0329	1/09/2006	WD	U	I	21	215,000	
GRANTOR: MCGRATH EILEEN							
GRANTEE: DONELSON BRENDAN &							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2005] W22 S44 FOP=[YR=2005] S4 E9 FGR=[YR=2005] S11 E13 N19 W13 S8 \$ N4 W9 \$ E9 N4 E13 N40 \$ PTR= E10 FUS=[YR=2005] S21E9 R4 D4 S2E9 N27W22\$ W10\$.													