

PT OF LOT 4 (S-2)  
IN OR 2232/309  
CHADWICK PLACE PB 5/130

PIKULSKI SUSAN A  
963 CHAD ST  
FERNANDINA BEACH, FL 32034

2024

00-00-31-1177-0004-0020



| 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            | 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       |

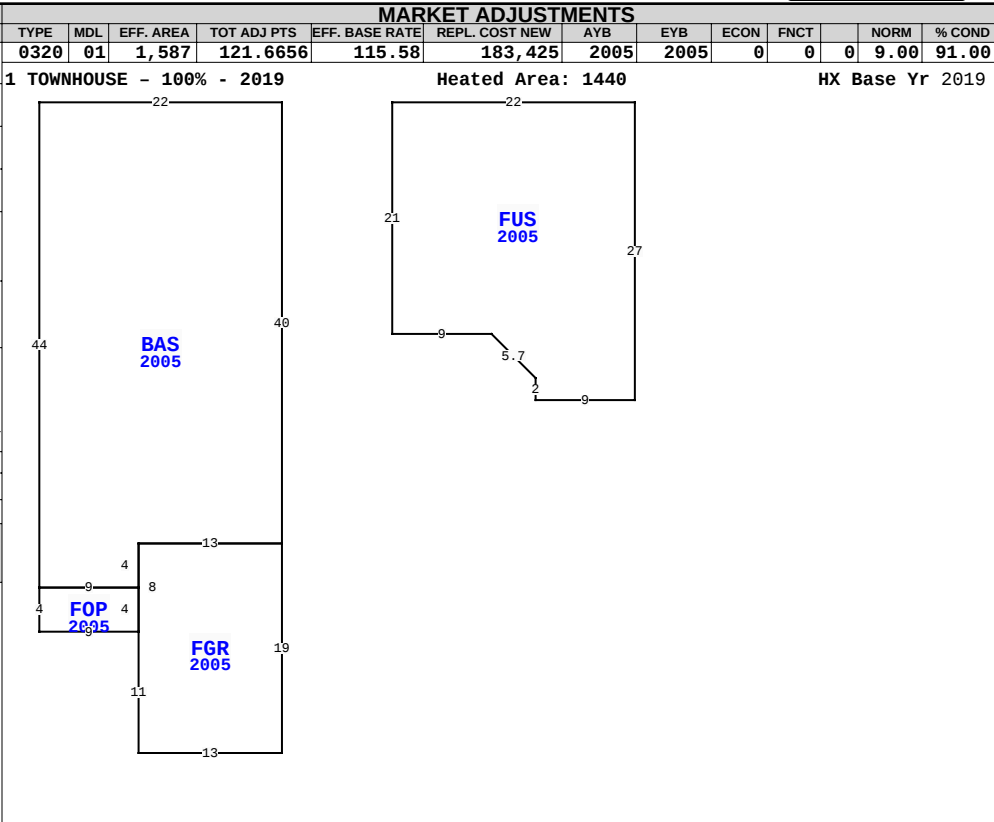
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 1026.00 |                  |

| 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 |
| 1              | 0810       | CONCRETE A  | 0 100   | 50 | 9 | 450.00 | SF | 6.50  | 6.50           |
| 2              | 0810       | CONCRETE A  | 0 100   | 23 | 3 | 69.00  | SF | 6.50  | 6.50           |
| 3              | 1242       | WD DECK A   | 0 100   | 4  | 4 | 16.00  | SF | 10.00 | 10.00          |
| 4              | 1242       | WD DECK A   | 0 100   | 4  | 4 | 16.00  | SF | 10.00 | 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        |



|                               |          |           |            |     |
|-------------------------------|----------|-----------|------------|-----|
| 963 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   | 50 | 9 | 450.00 | SF | 6.50  | 6.50           | 100       | 2005    | 2005        | 3 | 86     | 2,516           |       |
| 2   | 0810       | CONCRETE A  | 0 100   | 23 | 3 | 69.00  | SF | 6.50  | 6.50           | 100       | 2005    | 2005        | 3 | 86     | 386             |       |
| 3   | 1242       | WD DECK A   | 0 100   | 4  | 4 | 16.00  | SF | 10.00 | 10.00          | 100       | 2005    | 2005        | 3 | 24     | 38              |       |
| 4   | 1242       | WD DECK A   | 0 100   | 4  | 4 | 16.00  | SF | 10.00 | 10.00          | 100       | 2005    | 2005        | 3 | 24     | 38              |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             | 2,978     |     |          |        |         |            |                |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 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     |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | 2           |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |  |  |  |  |  |
| Tax Group: 2              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 166,917     |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 2,978       |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 150,000     |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 319,895     |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 145,718     |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 174,177     |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000      |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 124,177     |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 319,895     |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 270,855     |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20052133   | NC ELECTRIC | 2,000  | 07/05/2005 |
| 20051693   | NC PLUMBING | 5,000  | 04/28/2005 |
| 20051572   | NC TOWNHOME | 89,000 | 04/13/2005 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2232/0309                      | 10/22/2018 | WD           | Q      | I      | 02        | 230,000       |  |
| GRANTOR: MURPHY MICHAEL E & IS |            |              |        |        |           |               |  |
| GRANTEE: PIKULSKI SUSAN A      |            |              |        |        |           |               |  |
| 1891/1390                      | 12/02/2013 | QC           | U      | I      | 11        | 100           |  |
| GRANTOR: MURPHY MICHAEL E & IS |            |              |        |        |           |               |  |
| GRANTEE: MURPHY MICHAEL E &    |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| 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\$. |  |  |  |  |  |  |  |  |  |