

HENSYL CURTIS H
974 CHAD ST
FERNANDINA BEACH, FL 32034

00-00-31-1177-0006-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Rof Structur03GABLE/HIP 100

Roof Cover05COMP SHNGL 100

Interior Wall09DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

BedroomsBathroomsFrame

Stories UnitsOccupancy

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

FOP BAS FGR FUS

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 % COND OB/XF MKT VALUE NOTES

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

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

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0320 01 1,585 121.6656 115.58 183,194 2005 2005 0 0 9.00 91.00

1 TOWNHOUSE - 100% - 2006 Heated Area: 1438 HX Base Yr 2006

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

05/16/2024 MLU

TOTALS

974 CHAD ST, FERNANDINA BEACH

TOTAL OB/XF

4,942

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 166,707

TOTAL MARKET OB/XF VALUE 4,942

TOTAL LAND VALUE - MARKET 150,000

TOTAL MARKET VALUE 321,649

SOH/AGL Deduction 186,181

ASSESSED VALUE 135,468

TOTAL EXEMPTION VALUE 50,000

BASE TAXABLE VALUE 85,468

TOTAL JUST VALUE 321,649

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 272,672

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

1320/1686 5/31/2005 WD Q I 215,000

GRANTOR: RONVEAUX RICHARD TRUS

GRANTEE: HENSYL CURTIS H

1320/1684 5/31/2005 WD Q I 170,000

GRANTOR: MCGRATH EILEEN

GRANTEE: RONVEAUX RICHARD TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 S21 W4 S15 E4 S3 FOP=[YR=2005] S4 E9
FGR=[YR=2005] S13 E13 N19 W13 S6 \$ N4 W9 \$ E9 N2 E13 N37 \$
PTR= E10 FUS=[YR=2005] S22E9 R4 D4 S2E9N28W22\$W10 \$.