

N22.40' OF S54.40' OF LOT 6
IN OR 1911/1101
CHADWICK PLACE PB 5/130

AYIGAH STEVEN A
976 CHAD ST
FERNANDINA BEACH, FL 32034

2024

00-00-31-1177-0006-0010



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
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
1	0810	CONCRETE A	0	0	66	9	594.00	SF	6.50	6.50	100	2005	2005
2	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	2005	2005

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	0	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 - 0% - 0													
Heated Area: 1440													
HX Base Yr													
976 CHAD ST, FERNANDINA BEACH													
BLD DATE: 05/16/2024 MLU													

NASSAU COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 2 Tax Dist:													
BUILDING MARKET VALUE 166,917													
TOTAL MARKET OB/XF VALUE 3,773													
TOTAL LAND VALUE - MARKET 150,000													
TOTAL MARKET VALUE 320,690													
SOH/AGL Deduction 37,015													
ASSESSED VALUE 283,675													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 283,675													
TOTAL JUST VALUE 320,690													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 271,651													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051128	NC ELECTRIC	2,000	01/26/2005
20051100	NC H/AC	4,000	01/24/2005
20042125	NC PLUMBING	5,000	11/12/2004
20042050	NC TOWNHOME	89,000	11/02/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1911/1101	4/03/2014	WD	Q	I	01	172,500			
GRANTOR: GIBSON TOM R & KELI L									
GRANTEE: AYIGAH STEVEN A									
1610/0793	3/05/2008	QC	U	I	01	110,821			
GRANTOR: GIBSON TOM R ETAL									
GRANTEE: GIBSON TOM R									

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 D4 R4 S2E9N27W22 \$ W10\$.													