

S1/2 OF LOT 7 (S-1)
IN OR 1248/101
CHADWICK PLACE PB 5/130

CHILD ASHLEY & JEREMY
6352 MOCK ORANGE DR
CHARLOTTE, NC 28277

2024

00-00-31-1177-0007-0010



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	864	100	864	91,172
FGR	324	55	178	18,783
FOP	72	30	22	2,321
FUS	477	100	477	50,334
TOTALS	1,737		1,541	162,611

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	29	4			6.50	100	2004
2	0810	CONCRETE A	0	0	46	10			6.50	100	2004
3	0810	CONCRETE A	0	0	12	12			6.50	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0006	R-3	0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,541	122.7366	116.60	179,681	2004	2004	0	0	9.50	90.50
1 TOWNHOUSE - 0% - 0											
Heated Area: 1341											
HX Base Yr											
988 CHAD ST, FERNANDINA BEACH											
BLD DATE: 05/16/2024 MLU											

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			162,611
TOTAL MARKET OB/XF VALUE			3,931
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			316,542
SOH/AGL Deduction			38,311
ASSESSED VALUE			278,231
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			278,231
TOTAL JUST VALUE			316,542
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040359	NEW CONSTR	95,000	02/27/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1248/0101	7/26/2004	WD	Q	I	
GRANTOR: MCGRATH EILEEN					
GRANTEE: CHILD ASHLEY & JERE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FOP=[YR=2004] W24 S3 BAS=[YR=2004] S35 FGR=[YR=2004] S22 E15					
N20 W3 N2 W12\$ E12 S2 E12 N37 W24\$ E24 N3\$ PTR=E15					
FUS=[YR=2004] E24 S21 W6 N4 W9 S5 W9 N22\$ W15\$.					