BLK 2 LOTS 1 & 2
OLD TOWN S/D UNR

CHANCE SING ENTERPRISES LLC
1108 CHERRY STREET
JACKSONVILLE, FL 32205

2024

00-00-31-1580-0002-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

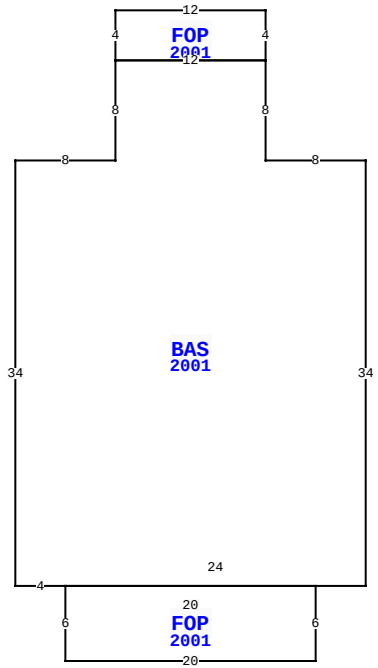
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,048	100	1,048	151,089
FOP	48	30	14	2,018
FOP	120	30	36	5,190
TOTALS	1,216		1,098	158,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,098	124.0200	155.02	170,212	2001	2008	0	0	0	7.00	93.00

4 SNGL FAM – 0% - 0 Heated Area: 1048 HX Base Yr



716 SOMERUELUS ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	253,209
TOTAL MARKET OB/XF VALUE	523
TOTAL LAND VALUE - MARKET	217,855
TOTAL MARKET VALUE	471,587
SOH/AGL Deduction	124,364
ASSESSED VALUE	347,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,223
TOTAL JUST VALUE	471,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080919	OTHER	250	05/29/2008
20080601	REPAIR/RRF	17,000	04/14/2008
20070231	GAS	950	02/08/2007
20062743	REMODEL	3,500	12/13/2006
20062313	H/AC	3,500	10/10/2006
20061903	ADDITION	75,000	08/10/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1789	7/29/2016	WD	U	I	30	100
GRANTOR: HERMANSON CHANCE CHRI						
GRANTEE: CHANCE SING ENTERPR						
2061/1772	7/29/2016	PR	U	I	19	100
GRANTOR: HERMANSON GEORGE ANDR						
GRANTEE: HERMANSON CHANCE CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W8 N8 FOP=[YR=2001] N4 W12 S4 E12 $ W12 S8 W8 S34 E4 FOP=[YR=2001] S6 E20 N6 W20 $ E24 N34 $.

EXTRA FEATURES

LN	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	1243	WD DECK F	0	0	5	10	50.00	SF	8.00	8.00	100	2001	2001	3	20	80	
2	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100	2001	2001	3	20	48	
3	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100	2001	2001	3	20	48	
4	1242	WD DECK A	0	0	4	6	24.00	SF	10.00	10.00	100	2001	2001	3	20	48	
5	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	2001	2001	3	20	32	
6	0810	CONCRETE A	0	0	0	0	50.00	SF	6.50	6.50	100	2002	2002	3	82	267	

LAND DESCRIPTION

TOTAL OB/XF 523

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0010	OT-1	46.00	93.00	46.60	FF		1.00	1.00	1.10	4,250.00	4,675.00	217,855							

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 217,855 Market: 0 Agricultural: 0 Common: 217,855 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

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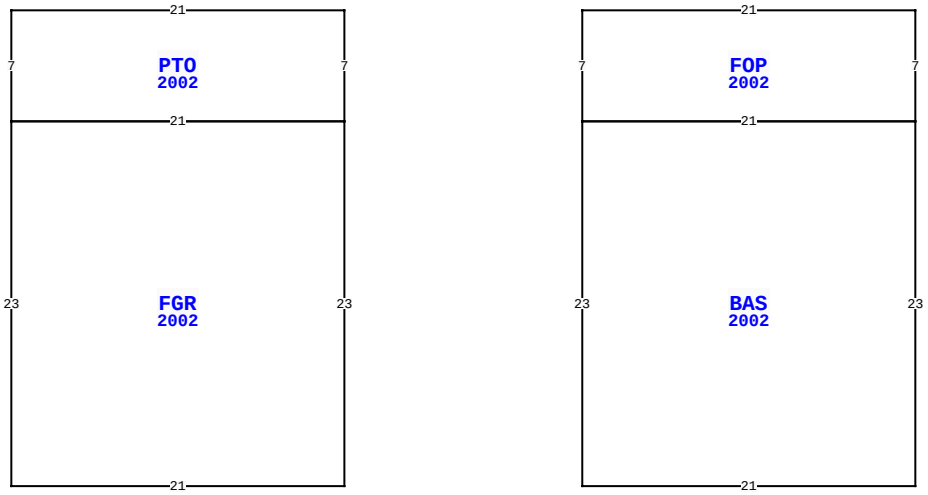
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	483	100	483	57,304
FGR	483	55	266	31,559
FOP	147	30	44	5,220
PTO	147	5	7	830
TOTALS	1,260		800	94,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	800	139.1500	132.19	105,752	2002	2002	0	0	0	10.25	89.75

5 SINGLE FAM – 0% - 0 Heated Area: 483 HX Base Yr



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TOTAL JUST VALUE	471,587
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061446	OTHER	1,000	06/26/2006
20040169	ELEC OTHER	1,000	01/28/2004
20040170	ELEC OTHER	1,000	01/28/2004
021463	XFOB	1,041	08/27/2002
011744	NEW CONSTR	65,000	07/31/2001
010562	NEW CONSTR	80,000	03/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: HERMANSON CHANCE CHRI						
GRANTEE: CHANCE SING ENTERPR						
2061/1772	7/29/2016	PR	U	I	19	100
GRANTOR: HERMANSON GEORGE ANDR						
GRANTEE: HERMANSON CHANCE CH						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2002] W21 S7 FGR=[YR=2002] S23 E21 N23 W21 $ E21 N7 $ PTR= E15 FOP=[YR=2002] E21 S7 BAS=[YR=2002] S23 W21 N23 E21 $ W21 N7 $ W15 $.

EXTRA FEATURES

LN	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

TOTAL OB/XF 0

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

REVIEW DATE 12/26/2022 BY TWA Total Acres: 0.00 Total Land Value: 217,855 Market: 0 Agricultural: 0 Common: 217,855 PRINTED 08/06/2024 BY SYS