

LOT 2
IN OR 421 PG 766
STE-MAG UNIT 1 PB 5/46

CHATMAN HERBERT L JR & LEXIE M
P O BOX 15043
FERNANDINA BEACH, FL 32035-1239

2024

24-2N-28-4961-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 50
Exterior Wall	19 COMMON BRK 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

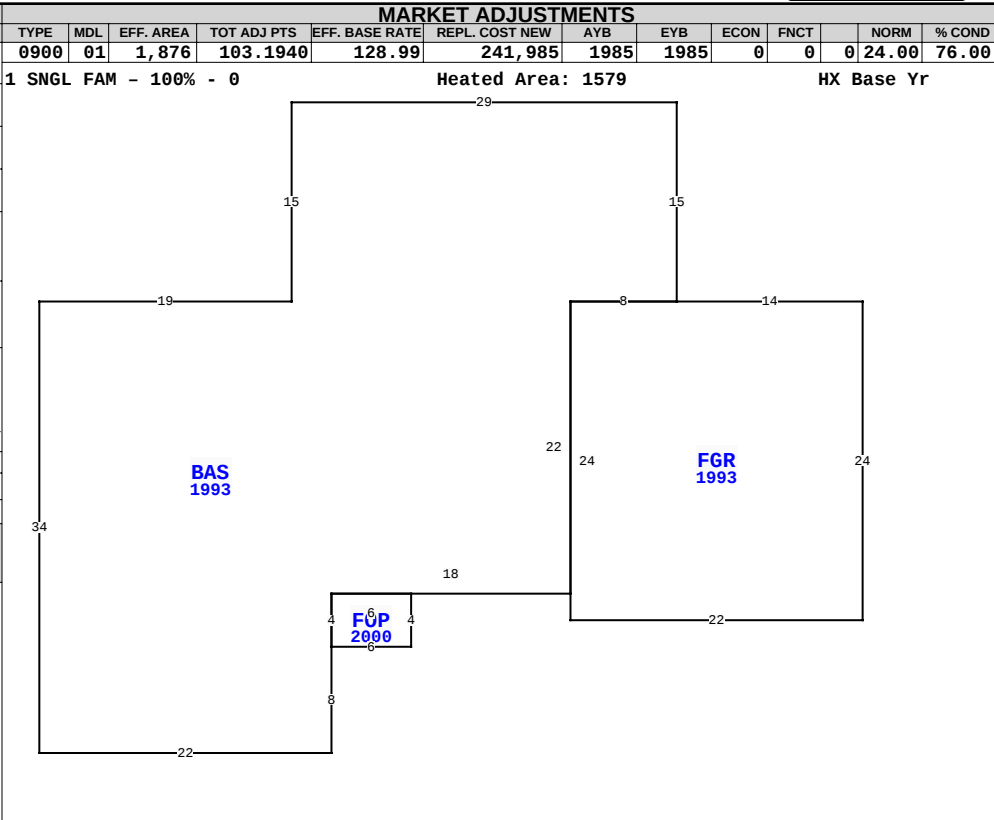
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,579	100	1,579	154,793
FGR	528	55	290	28,429
FOP	24	30	7	686

TOTALS	2,131	1,876	183,909
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	167.00	SF	6.50	6.50	
2	0812	CONCRETE C	0	100	0	0	2,490.00	SF	4.00	4.00	
3	0752	USP	0	100	28	12	336.00	SF	15.00	15.00	
4	0810	CONCRETE A	0	100	0	0	18.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	1.00	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2024
INC DATE		AG DATE	MLU

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	0	0	167.00	SF	6.50	6.50	100	1985	1985	3	47	510	
2	0812	CONCRETE C	0	100	0	0	2,490.00	SF	4.00	4.00	100	1985	1985	3	47	4,681	
3	0752	USP	0	100	28	12	336.00	SF	15.00	15.00	100	1990	1990	3	20	1,008	
4	0810	CONCRETE A	0	100	0	0	18.00	SF	6.50	6.50	100	1990	1990	3	59.5	70	

TOTAL OB/XF											
6,269											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
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VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						183,909					
TOTAL MARKET OB/XF VALUE						6,269					
TOTAL LAND VALUE - MARKET						125,000					
TOTAL MARKET VALUE						315,178					
SOH/AGL Deduction						206,006					
ASSESSED VALUE						109,172					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						59,172					
TOTAL JUST VALUE						315,178					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						262,410					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007051	H/AC	385	06/01/2000
2648	N/A	5,300	01/01/1986

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0421/0766	5/01/1984	WD	Q	V		3,500			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W14 BAS=[YR=1993] N15 W29 S15 W19 S34 E22 N8											
FOP=[YR=2000] E6 N4 W6 S4 \$ N4 E18 N22 E8\$ W8 S24 E22 N24 \$											