

LOT 7 & R/W IN OR 65/651
IN OR 2478/922
CHELSEA SUB PB 3/5

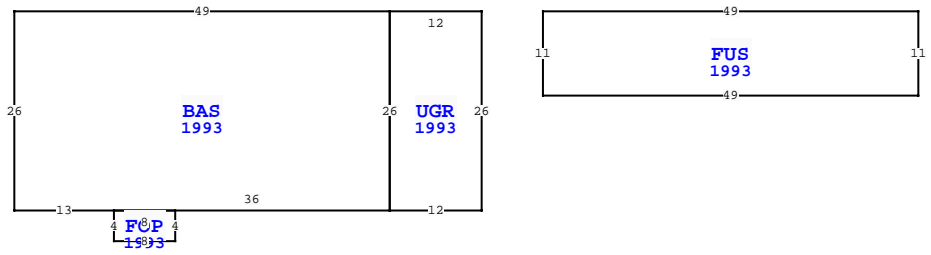
TICHY ROBERT S & JONI D
227 N 3RD ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-0180-0007-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,963	83.3000	109.96	215,851	1953	1985		0	0	27.00	73.00	
1 SNGL FAM - 0% - 0 Heated Area: 1813 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			157,571
TOTAL MARKET OB/XF VALUE			1,790
TOTAL LAND VALUE - MARKET			375,000
TOTAL MARKET VALUE			534,361
SOH/AGL Deduction			2,667
ASSESSED VALUE			531,694
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			531,694
TOTAL JUST VALUE			534,361
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			527,026

Quality		03 Quality Level 03			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC		3027.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1993	1,274	102,265
FOP	32	30	1993	10	803
FUS	539	100	1993	539	43,266
UGR	312	45	1993	140	11,238
TOTALS	2,157			1,963	157,571

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
1	0940	SHEDS/PORT	0	0	19	8	152.00	SF	24.00	24.00	100	1958	1958	3	20	730	
2	0940	SHEDS/PORT	0	0	22	10	220.00	SF	21.30	21.30	100	1990	1990	3	20	937	
3	1242	WD DECK A	0	0	8	7	56.00	SF	10.00	10.00	100	2005	2005	3	22	123	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/0922	7/09/2021	WD	Q	I	01	470,000
GRANTOR: DAY CHARLES M & PEGGY						
GRANTEE: TICHY ROBERT S & JO						
0786/1128	3/07/1997	WD	Q	I		97,000
GRANTOR: SUTTON BETTY JO						
GRANTEE: DAY CHARLES M & PEG						

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RSF	1140.00	200.00	1.00	LT		1.00	1.00	1.25	300,000.00	375,000.00	375,000							

BUILDING NOTES													
BAS=[YR=1993;ORIG=0,0] W49 S26 E13 E36 N26 \$													
FUS=[YR=1993;ORIG=20,0] E49 S11 W49 N11 \$													
UGR=[YR=1993;ORIG=0,26] E12 N26 W12 S26 \$													
POP=[YR=1993;ORIG=-36,26] S4 E8 N4 W8 \$													
PTR=[ORIG=0,0] E20 W20 \$													

REVIEW DATE 01/31/2024 BY KBA																													
Total Acres: 0.00										Total Land Value: 375,000					Market: 0					Agricultural: 0					Common: 375,000				