

LOT 1 (EX S-1)
IN OR 2497/57
PARTY WALL AGMT PT OR1407/1936

DEAN LUCINDA JORIE
993 CHAD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1177-0001-0000



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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2004	864	90,894
FGR	324	55	2004	178	18,725
FOP	72	30	2004	22	2,315
FUS	477	100	2004	477	50,181
TOTALS	1,737			1,541	162,114

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	29	4	116.00	SF	6.50	
2	0810	CONCRETE A	0 100	53	10	530.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-3	0.00	0.00	1.00

MARKET ADJUSTMENTS

1 TOWNHOUSE - 100% - 2022

Heated Area: 1341

HX Base Yr 2022

993 CHAD ST, FERNANDINA BEACH

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	162,114		
TOTAL MARKET OB/XF VALUE	3,485		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	315,599		
SOH/AGL Deduction	40,736		
ASSESSED VALUE	274,863		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	224,141		
TOTAL JUST VALUE	315,599		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	308,398		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040360	NEW CONSTR	95,000	03/16/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2497/0057	9/07/2021	WD	Q	I	02
GRANTOR: ALBA ISABEL					
GRANTEE: DEAN LUCINDA JORIE					
1257/0103	9/03/2004	WD	Q	I	
GRANTOR: MCGRATH EILEEN					
GRANTEE: ALBA IABEL					

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=E10 FUS=[YR=2004] E24 S21 W6 N4 W9 S5 W9 N22\$ W10\$.									