S1/2 OF LOT 2 (S-1)
IN OR 2062/1145
CHADWICK PLACE PAB 5/130

CAWLEY SHANE M
987 CHAD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1177-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

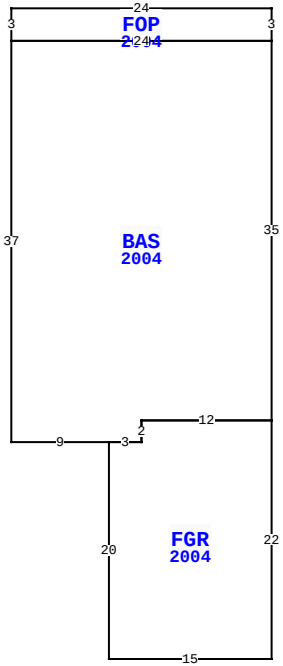
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	

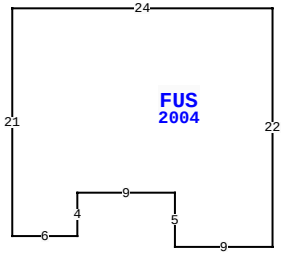
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2004	864	95,442
FGR	324	55	2004	178	19,663
FOP	72	30	2004	22	2,430
FUS	477	100	2004	477	52,692
TOTALS	1,737			1,541	170,228

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	122.74	189,142	2004	2004	0	0	0	10.00	90.00

1 TOWNHOUSE - 100% - 2018 Heated Area: 1341 HX Base Yr 2018





987 CHAD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		170,228
TOTAL MARKET OB/XF VALUE		3,593
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		323,821
SOH/AGL Deduction		137,317
ASSESSED VALUE		186,504
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,782
TOTAL JUST VALUE		323,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20040354	NEW CONSTR	95,000	02/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2062/1145	7/28/2016	WD	Q	I	01	176,000
GRANTOR: COOPER KITTY S						
GRANTEE: CAWLEY SHANE M						
1250/0294	8/03/2004	WD	Q	I		135,800
GRANTOR: MCGRATH EILEEN						
GRANTEE: COOPER KITTY S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W24 S3 BAS=[YR=2004] S37 E9 FGR=[YR=2004] S20 E15 N22 W12 S2 W3$ E3 N2 E12 N35 W24$ E24 N3$ PTR=E15 FUS=[YR=2004] E24 S22 W9 N5 W9 S4 W6 N21$ 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
1	0810	CONCRETE A	0	100	29	4	116.00	SF	6.50	6.50	100	2004	2004	3	83	626	
2	0810	CONCRETE A	0	100	41	10	410.00	SF	6.50	6.50	100	2004	2004	3	83	2,212	
3	0810	CONCRETE A	0	100	10	14	140.00	SF	6.50	6.50	100	2004	2004	3	83	755	

LAND DESCRIPTION

TOTAL OB/XF 3,593

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	RES	100	0006	R-3	0.00	0.00	1.00	UT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS