N 22.10' OF THE S 54.50' OF
LOT 3
IN OR 1305/1030

GUERZINI KATHLEEN P
975 CHAD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1177-0003-0020

BUILDING CHARACTERISTICS

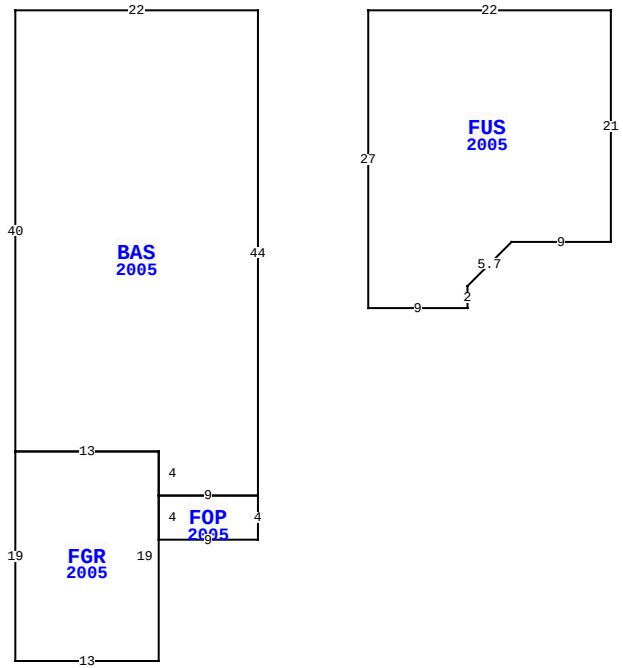
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	916	100	2005	916	106,632
FGR	247	55	2005	136	15,832
FOP	36	30	2005	11	1,281
FUS	524	100	2005	524	60,999
TOTALS	1,723			1,587	184,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,587	128.6271	128.63	204,136	2005	2005	0	0	0	9.50	90.50

1 TOWNHOUSE - 100% - 2006 Heated Area: 1440 HX Base Yr 2006



975 CHAD ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		184,743
TOTAL MARKET OB/XF VALUE		3,703
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		338,446
SOH/AGL Deduction		200,275
ASSESSED VALUE		138,171
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		82,449
TOTAL JUST VALUE		338,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042047	NEW CONSTR	89,000	11/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/1030	3/30/2005	WD	Q	I		172,500

GRANTOR: MCGRATH EILEEN

GRANTEE: GUERZINI KATHLEEN P

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 S40 FGR=[YR=2005] S19 E13 N19 W13$E13 S4
FOP=[YR=2005] S4 E9 N4 W9$E9 N44$ PTR=E10 FUS=[YR=2005]
S27E9N2 U4 R4 E9N21W22 $ W10$.

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	27	3	81.00	SF	6.50	6.50	100	2005	2005	3	84	442	
2	0810	CONCRETE A	0	100	66	8	528.00	SF	6.50	6.50	100	2005	2005	3	84	2,883	
3	1242	WD DECK A	0	100	3	4	12.00	SF	10.00	10.00	100	2005	2005	3	22	26	
4	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	2005	2005	3	22	352	

LAND DESCRIPTION

TOTAL OB/XF 3,703

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