PT OF LOT 4 (S-2)
IN OR 2232/309
CHADWICK PLACE PB 5/130

PIKULSKI SUSAN A
963 CHAD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1177-0004-0020

BUILDING CHARACTERISTICS

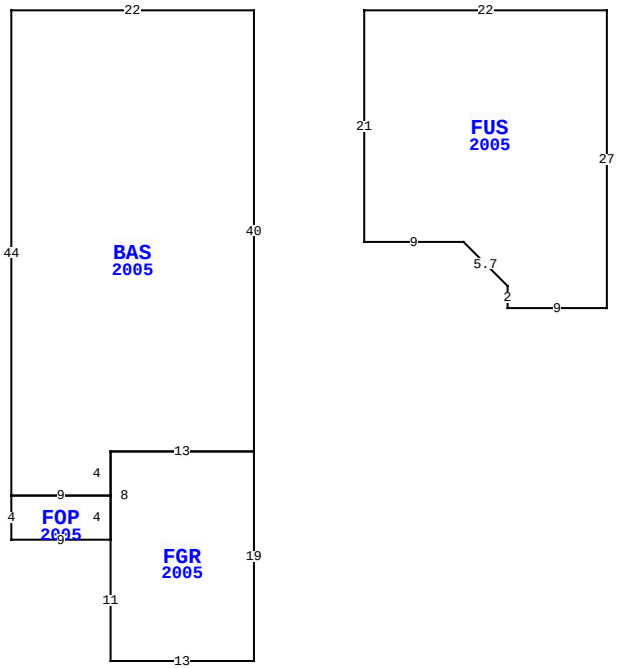
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	916	100	2005	916	100,862
FGR	247	55	2005	136	14,975
FOP	36	30	2005	11	1,211
FUS	524	100	2005	524	57,698
TOTALS	1,723			1,587	174,746

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	121.6656	121.67	193,090	2005	2005	0	0	0	9.50	90.50

1 TOWNHOUSE – 100% - 2019 Heated Area: 1440 HX Base Yr 2019



963 CHAD ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		174,746
TOTAL MARKET OB/XF VALUE		2,904
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		327,650
SOH/AGL Deduction		148,422
ASSESSED VALUE		179,228
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,506
TOTAL JUST VALUE		327,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052133	NC ELECTRIC	2,000	07/05/2005
20051693	NC PLUMBING	5,000	04/28/2005
20051572	NC TOWNHOME	89,000	04/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2232/0309	10/22/2018	WD	Q	I	02	230,000
GRANTOR: MURPHY MICHAEL E & IS						
GRANTEE: PIKULSKI SUSAN A						
1891/1390	12/02/2013	QC	U	I	11	100
GRANTOR: MURPHY MICHAEL E & IS						
GRANTEE: MURPHY MICHAEL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 S44 FOP=[YR=2005] S4 E9 FGR=[YR=2005] S11 E13 N19 W13 S8 $ N4 W9 $ E9 N4 E13 N40 $ PTR= E10 FUS=[YR=2005] S21E9 R4 D4 S2E9 N27W22$ 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	50	9	450.00	SF	6.50	6.50	100	2005	2005	3	84	2,457	
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2005	2005	3	84	377	
3	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2005	2005	3	22	35	
4	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2005	2005	3	22	35	

LAND DESCRIPTION

TOTAL OB/XF 2,904

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