PT OF LOT 5 (S-1)
IN OR 1795/1555
CHADWICK PLACE PB 5/130

MANGUS DAVID N & SHELLEY A
3081 WYATTS WAY
TWINSBURG, OH 44087

2025

00-00-31-1177-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

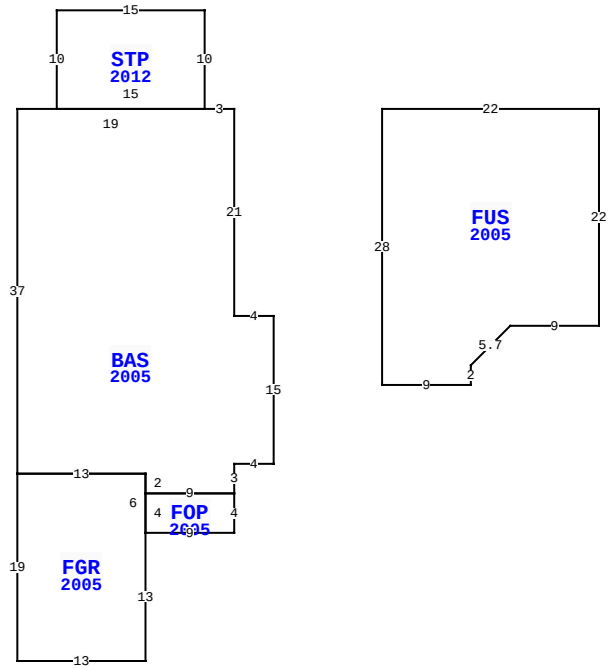
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	892	100	2005	892	98,220
FGR	247	55	2005	136	14,975
FOP	36	30	2005	11	1,211
FUS	546	100	2005	546	60,121
STP	150	10	2012	15	1,652
TOTALS	1,871			1,600	176,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,600	121.6656	121.67	194,672	2005	2005	0	0	0	9.50	90.50

1 TOWNHOUSE - 0% - 0 Heated Area: 1438 HX Base Yr



968 CHAD ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	176,178
TOTAL MARKET OB/XF VALUE	2,762
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	328,940
SOH/AGL Deduction	31,325
ASSESSED VALUE	297,615
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,615
TOTAL JUST VALUE	328,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20052034	NC H/AC	3,000	06/21/2005
20051995	NC ELECTRIC	2,000	06/14/2005
20051645	NC PLUMBING	5,000	04/20/2005
20051576	NEW CONSTR	91,000	04/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1795/1555	5/04/2012	WD	U	I	30	100
GRANTOR: MANGUS DAVID N & SHEL						
GRANTEE: MANGUS DAVID N & SH						
1547/0928	1/22/2008	QC	Q	I	01	100
GRANTOR: MANGUS DAVID & SHELLE						
GRANTEE: MANGUS DAVID N & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W3 STP=[YR=2012] N10W15S10 E15$ W19 S37 FGR=[YR=2005] S19 E13 N13 FOP=[YR=2005] E9 N4 W9 S4 $N6 W13 $ E13 S2 E9 N3 E4 N15 W4 N21 $ PTR= E15 FUS=[YR=2005] S28E9 N2 U4 R4 E9N22W22$ 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	0	22	3	66.00	SF	6.50	6.50	100	2005	2005	3	84	360	
2	0810	CONCRETE A	0	0	40	11	440.00	SF	6.50	6.50	100	2005	2005	3	84	2,402	

LAND DESCRIPTION

TOTAL OB/XF 2,762

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	0	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