N22.40' OF S54.40' OF LOT 6
IN OR 1911/1101
CHADWICK PLACE PB 5/130

AYIGAH STEVEN A
976 CHAD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1177-0006-0010

BUILDING CHARACTERISTICS

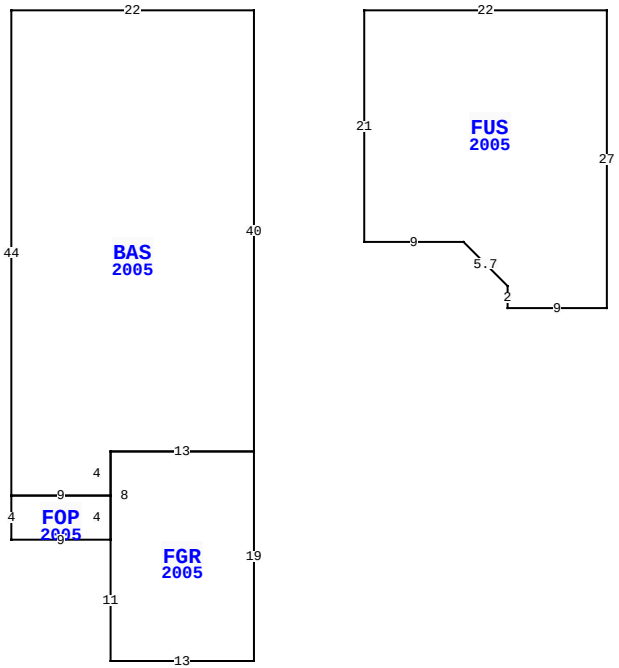
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 - 0% - 0 Heated Area: 1440 HX Base Yr



976 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	3,685
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	328,431
SOH/AGL Deduction	16,388
ASSESSED VALUE	312,043
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,043
TOTAL JUST VALUE	328,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051128	NC ELECTRIC	2,000	01/26/2005
20051100	NC H/AC	4,000	01/24/2005
20042125	NC PLUMBING	5,000	11/12/2004
20042050	NC TOWNHOME	89,000	11/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1911/1101	4/03/2014	WD	Q	I	01	172,500
GRANTOR: GIBSON TOM R & KELI L						
GRANTEE: AYIGAH STEVEN A						
1610/0793	3/05/2008	QC	Q	I	01	110,821
GRANTOR: GIBSON TOM R ETAL						
GRANTEE: GIBSON TOM R						

BUILDING NOTES

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	66	9	594.00	SF	6.50	6.50	100	2005	2005	3	84	3,243	
2	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	2005	2005	3	84	442	

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 D4 R4 S2E9N27W22 $ W10$.

LAND DESCRIPTION

TOTAL OB/XF 3,685

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