N1/2 LOT 7
IN OR 2526/1750ALE
FPU ESMT PT OR 1180/1769

SCHAMS DONALD & MARIA
984 CHAD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1177-0007-0000

BUILDING CHARACTERISTICS

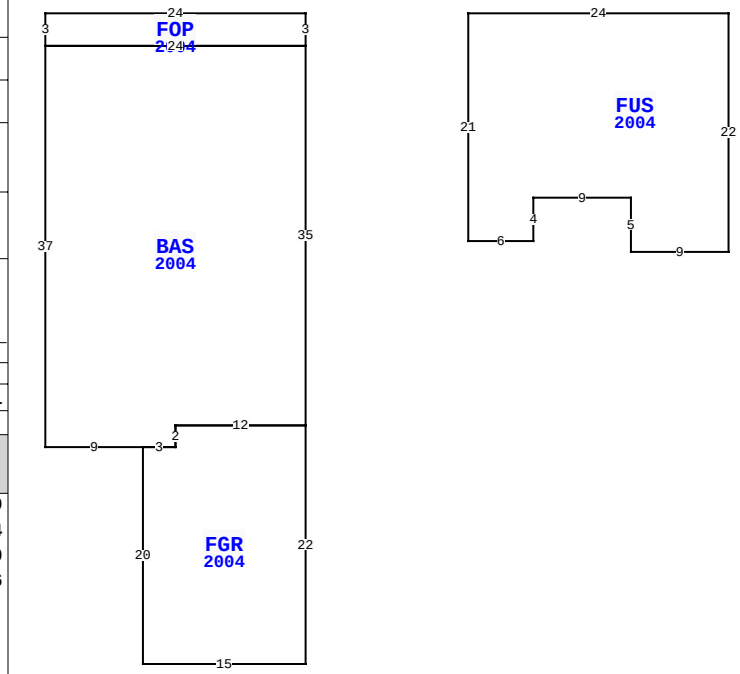
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	96,609
FGR	324	55	2004	178	19,904
FOP	72	30	2004	22	2,460
FUS	477	100	2004	477	53,336
TOTALS	1,737			1,541	172,309

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	124.2360	124.24	191,454	2004	2004	0	0	0	10.00	90.00

1 TOWNHOUSE - 100% - 2023 Heated Area: 1341 HX Base Yr 2023



984 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		172,309
TOTAL MARKET OB/XF VALUE		3,885
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		326,194
SOH/AGL Deduction		40,532
ASSESSED VALUE		285,662
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		234,940
TOTAL JUST VALUE		326,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121855	POD 9/11 TILL 9/2	0	09/07/2012
20040356	NEW CONSTR	95,000	02/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/1750	1/04/2022	WD	Q	I	01	335,000
GRANTOR: FARLEY TIMOTHY						
GRANTEE: SCHAMS DONALD & MAR						
1248/0123	7/26/2004	WD	Q	I		142,600
GRANTOR: MCGRATH EILEEN						
GRANTEE: FARLEY TIMOTHY						

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	46	10	460.00	SF	6.50	6.50	100	2004	2004	3	83	2,482	
3	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	2004	2004	3	83	777	

LAND DESCRIPTION

TOTAL OB/XF 3,885

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