

S1/2 OF LOT 8
IN OR 2230/458
CHADWICK PLACE PB 5/130

JEWELL ROBERT A & AUDREY L
998 CHAD ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1177-0008-0010



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	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	864	100	2004	864	100,855
FGR	324	55	2004	178	20,778
FOP	72	30	2004	22	2,568
FUS	477	100	2004	477	55,680
TOTALS	1,737			1,541	179,881

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	29	4	116.00	SF	6.50	6.50
2	0810	CONCRETE A	0 100	37	10	370.00	SF	6.50	6.50
3	0810	CONCRETE A	0 100	12	12	144.00	SF	6.50	6.50
5	0810	CONCRETE A	0 100	0	0	325.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-3	0.00	0.00	1.00

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	129.6981	129.70	199,868	2004	2004	0	0	0 10.00	90.00	
1 TOWNHOUSE - 100% - 2019												
Heated Area: 1341												
HX Base Yr 2019												
998 CHAD ST, FERNANDINA BEACH												

TOTAL OB/XF												
5,321												
05/16/2024 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		179,881	
TOTAL MARKET OB/XF VALUE		5,321	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		335,202	
SOH/AGL Deduction		115,245	
ASSESSED VALUE		219,957	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		169,235	
TOTAL JUST VALUE		335,202	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,316	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111441	EXTND DRIVEWAY	1,000	08/22/2011
20101161	7 SHUTTERS	3,200	07/16/2010
20040822	NC H/AC	4,000	04/29/2004
20040441	NC PLUMBING	5,000	03/04/2004
20040357	NC TOWNHOME	95,000	02/27/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/0458	10/08/2018	WD	Q	I	01	243,000
GRANTOR: TRACEY STEVEN G & CAR						
GRANTEE: JEWELL ROBERT A & A						
1633/0657	8/03/2009	QC	U	I	11	100
GRANTOR: TRACEY STEVEN G						
GRANTEE: TRACEY STEVEN G & C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2004] W24 S3 BAS=[YR=2004] S35 FGR=[YR=2004] S22 E15 N20 W3 N2 W12\$ E12 S2 E12 N37 W24\$ E24 N3\$ PTR=E15 FUS=[YR=2004] E24 S21 W6 N4 W9 S5 W9 N22\$ W15\$.									