LOT 7 & R/W IN OR 65/651
IN OR 2478/922
CHELSEA SUB PB 3/5

TICHY ROBERT S & JONI D
227 N 3RD ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-0180-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

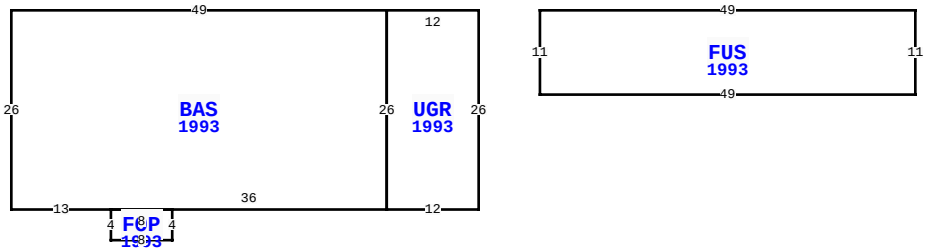
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,274	100	1993	1,274	106,949
FOP	32	30	1993	10	840
FUS	539	100	1993	539	45,248
UGR	312	45	1993	140	11,753
TOTALS	2,157			1,963	164,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,963	83.3000	115.79	227,296	1953	1985	0	0	0	27.50	72.50

1 SNGL FAM 0% - 0 Heated Area: 1813 HX Base Yr



96855 BUCCANEER TRL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	164,790
TOTAL MARKET OB/XF VALUE	1,785
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	541,575
SOH/AGL Deduction	0
ASSESSED VALUE	541,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	541,575
TOTAL JUST VALUE	541,575
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	534,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2478/0922	7/09/2021	WD	Q	I	01	470,000
GRANTOR: DAY CHARLES M & PEGGY						
GRANTEE: TICHY ROBERT S & JO						
0786/1128	3/07/1997	WD	Q	I		97,000
GRANTOR: SUTTON BETTY JO						
GRANTEE: DAY CHARLES M & PEG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W49 S26 E13 E36 N26 $
FUS=[YR=1993;ORIG=20,0] E49 S11 W49 N11 $
UGR=[YR=1993;ORIG=0,26] E12 N26 W12 S26 $
FOP=[YR=1993;ORIG=-36,26] S4 E8 N4 W8 $
PTR=[ORIG=0,0] E20 W20 $
.

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	0940	SHEDS/PORT	0	0	19	8	152.00	SF	24.00	24.00	100	1958	1958	3	20	730	
2	0940	SHEDS/PORT	0	0	22	10	220.00	SF	21.30	21.30	100	1990	1990	3	20	937	
3	1242	WD DECK A	0	0	8	7	56.00	SF	10.00	10.00	100	2005	2005	3	21	118	

LAND DESCRIPTION

TOTAL OB/XF 1,785

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		RSF-1	140.00	200.00	1.00	LT		1.00	1.00	1.25	300,000.00	375,000.00	375,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/09/2026 BY SYS