LOT 8
IN OR 806/1362
THE COLONY PB 4/56

COX THOMAS L & IDA M
4630 CHINOOK LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-0190-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

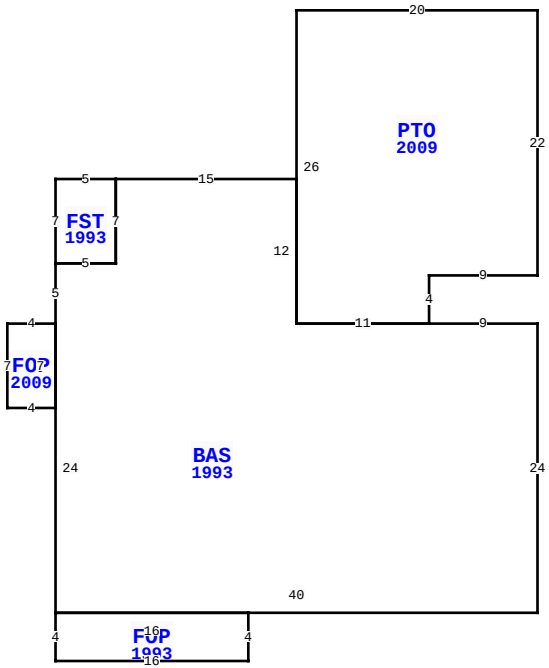
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,165	100	1993	1,165	121,767
FOP	64	30	1993	19	1,986
FOP	28	30	2009	8	836
FST	35	55	1993	19	1,986
PTO	484	5	2009	24	2,508
TOTALS	1,776			1,235	129,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,235	118.5080	124.43	153,671	1972	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 1998 Heated Area: 1165 HX Base Yr 1998



4630 CHINOOK LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		129,084
TOTAL MARKET OB/XF VALUE		1,078
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		405,162
SOH/AGL Deduction		318,048
ASSESSED VALUE		87,114
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,703
TOTAL JUST VALUE		405,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0806/1362	9/16/1997	WD	Q	I		60,000
GRANTOR: COMFORT DALE S & JANE						
GRANTEE: COX THOMAS L & IDA						
0400/0083	9/26/1983	WD	Q	I		41,000
GRANTOR: OSBORNE WILLIAM K & N						
GRANTEE: COMFORT DALE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 PTO=[YR=2009] N4 E9 N22 W20 S26 E11$ W11 N12 W15 FST=[YR=1993] W5S7 E5N7$ S7 W5 S5 FOP=[YR=2009] W4 S7 E4 N7$ S24 FOP=[YR=1993] S4 E16 N4W16$ E40 N24$.

EXTRA FEATURES

L N	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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1972	1972	3	30.8	1,078	

LAND DESCRIPTION

TOTAL OB/XF 1,078

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS