LOT 1 (EX S-1)
IN OR 2497/57
PARTY WALL AGMT PT OR1407/1936

DEAN LUCINDA JORIE
993 CHAD ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-31-1177-0001-0000**

## BUILDING CHARACTERISTICS

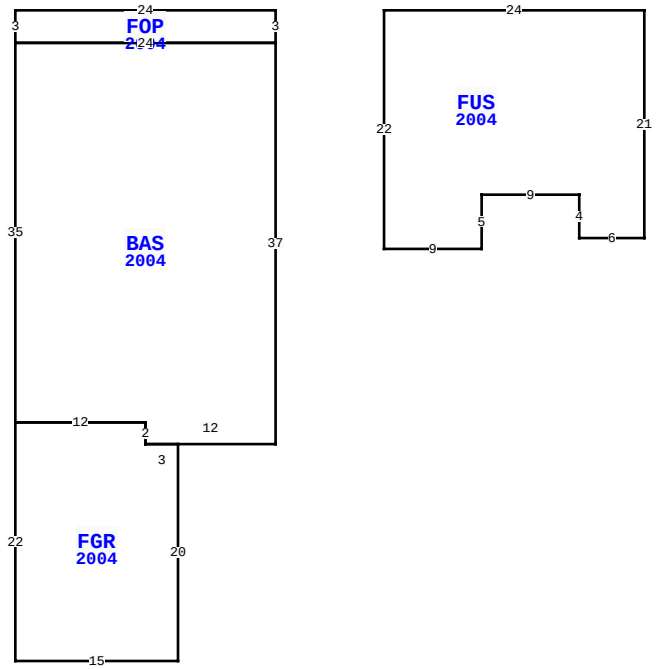
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 | 03 | Quality Level 03 |
| 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 | 94,912 |
| FGR | 324 | 55 | 2004 | 178 | 19,554 |
| FOP | 72 | 30 | 2004 | 22 | 2,417 |
| FUS | 477 | 100 | 2004 | 477 | 52,400 |
| TOTALS | 1,737 | | | 1,541 | 169,282 |

## 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 | 116.8920 | 122.74 | 189,142 | 2004 | 2004 | 0 | 0 | 0 | 10.50 | 89.50 |

1 TOWNHOUSE 100% - 2022 Heated Area: 1341 HX Base Yr 2022




993 CHAD ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 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 | | 169,282 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 175,000 |
| TOTAL MARKET VALUE | | 344,282 |
| SOH/AGL Deduction | | 61,998 |
| ASSESSED VALUE | | 282,284 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 230,873 |
| TOTAL JUST VALUE | | 344,282 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 315,599 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20040360 | NEW CONSTR | 95,000 | 03/16/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2497/0057 | 9/07/2021 | WD | Q | I | 02 | 299,000 |
| GRANTOR: ALBA ISABEL | | | | | | |
| GRANTEE: DEAN LUCINDA JORIE | | | | | | |
| 1257/0103 | 9/03/2004 | WD | Q | I | | 143,800 |
| GRANTOR: MCGRATH EILEEN | | | | | | |
| GRANTEE: ALBA IABEL | | | | | | |

## BUILDING NOTES

## 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=E10
FUS=[YR=2004] E24 S21 W6 N4 W9 S5 W9 N22$ W10$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0006 | R-3 | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 175,000.00 | 175,000.00 | 175,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/09/2026 BY SYS