S1/2 OF LOT 1 (S-1)
IN OR 2036/1510
PARTY WALL AGMT PT OR1407/1936

SCULLY BRIAN T
997 CHAD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1177-0001-0010

NASSAU COUNTY PROPERTY

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 70
Interior Floo	11	CLAY TILE 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

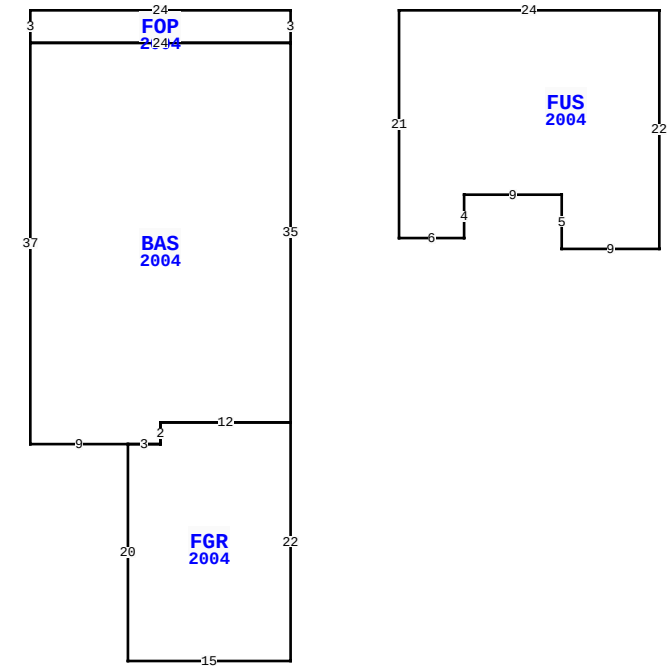
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2004	864	100,790
FGR	324	55	2004	178	20,765
FOP	72	30	2004	22	2,566
FUS	477	100	2004	477	55,644
TOTALS	1,737			1,541	179,764

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	124.1289	130.34	200,854	2004	2004	0	0	0	10.50	89.50

1 TOWNHOUSE 100% - 2017 Heated Area: 1341 HX Base Yr 2017



997 CHAD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		179,764
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		355,364
SOH/AGL Deduction		158,806
ASSESSED VALUE		196,558
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,147
TOTAL JUST VALUE		355,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20122529	VINYL FENCE	0	12/17/2012
20041804	XFOB	2,000	10/06/2004
20041523	6'CYPRESS FENCE	0	08/23/2004
20040361	NEW CONSTR	95,000	02/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2036/1510	3/25/2016	QC	U	I	11	49,300
GRANTOR: TIBBETTS JEANNIE L &						
GRANTEE: SCULLY BRIAN T						
1781/1392	3/05/2012	WD	Q	I	02	120,000
GRANTOR: LANDER RICHARD E & VI						
GRANTEE: TIBBETTS JEANNIE L						

BUILDING NOTES

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
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2004	2004	3	20	600	

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=E10 FUS=[YR=2004] E24 S22 W9 N5 W9 S4 W6 N21$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 600

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	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