N 45.50' OF LOT 3
IN OR 1430/1440
CHADWICK PLACE PB 5/130

RICHARDS NATALIE
86163 SHELTER ISLAND DR
FERNANDINA BEACH, FL 32034-8148

**2026**

**00-00-31-1177-0003-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

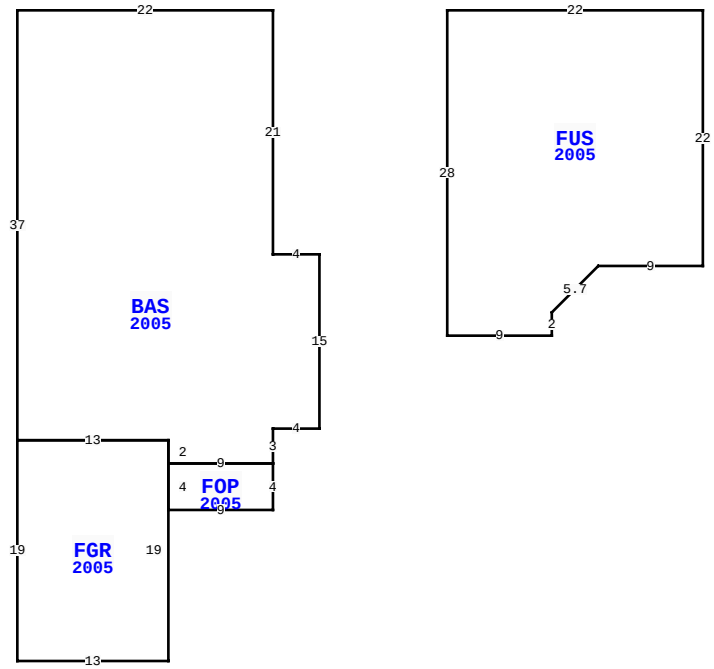
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 | 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 | 892 | 100 | 2005 | 892 | 102,558 |
| FGR | 247 | 55 | 2005 | 136 | 15,637 |
| FOP | 36 | 30 | 2005 | 11 | 1,265 |
| FUS | 546 | 100 | 2005 | 546 | 62,777 |
| TOTALS | 1,721 | | | 1,585 | 182,236 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0320 | 01 | 1,585 | 121.6656 | 127.75 | 202,484 | 2005 | 2005 | 0 | 0 | 0 | 10.00 | 90.00 |

1 TOWNHOUSE 0% - 0 Heated Area: 1438 HX Base Yr




973 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 | 182,236 |
| TOTAL MARKET OB/XF VALUE | 25 |
| TOTAL LAND VALUE - MARKET | 175,000 |
| TOTAL MARKET VALUE | 357,261 |
| SOH/AGL Deduction | 15,530 |
| ASSESSED VALUE | 341,731 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 341,731 |
| TOTAL JUST VALUE | 357,261 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 326,917 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20042051 | NEW CONSTR | 89,000 | 11/02/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1430/1440 | 7/25/2006 | QC | Q | I | 01 | 100 |
| GRANTOR: RICHARDS CHARLES L & | | | | | | |
| GRANTEE: RICHARDS NATALIE | | | | | | |
| 1309/0203 | 4/12/2005 | WD | Q | I | | 172,500 |
| GRANTOR: MCGRATH EILEEN | | | | | | |
| GRANTEE: RICHARDS CHARLES ET | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W22 S37 FGR=[YR=2005] S19 E13 N19 W13$E13 S2
FOP=[YR=2005] S4 E9 N4 W9$E9 N3 E4 N15 W4 N21$ PTR=E15
FUS=[YR=2005] S28E9N2 U4 R4 E9N22W22$ W15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 1242 | WD DECK A | 0 | 0 | 3 | 4 | 12.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 21 | 25 | |

## LAND DESCRIPTION

TOTAL OB/XF 25

| 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 | 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