

N 22.10' OF THE S 54.50' OF
LOT 3
IN OR 1305/1030

GUERZINI KATHLEEN P
975 CHAD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1177-0003-0020



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	11	CLAY TILE 70
Interior Floo	14	CARPET 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

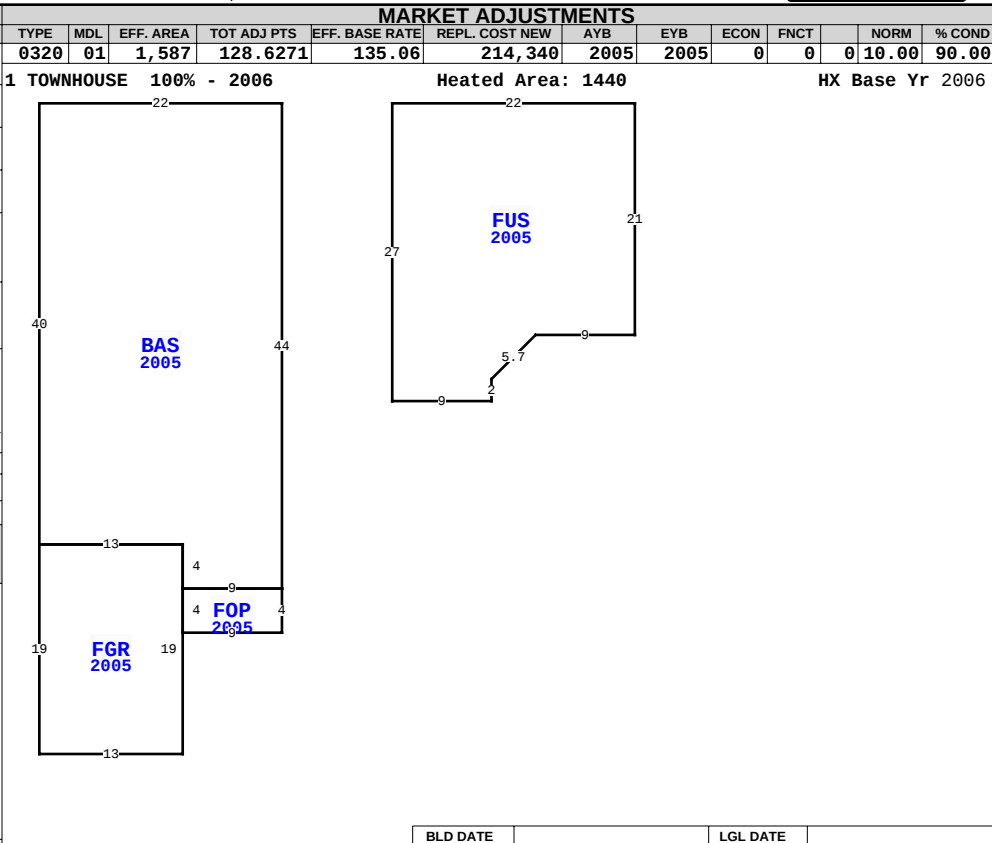
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	916	100	2005	916	111,344
FGR	247	55	2005	136	16,531
FOP	36	30	2005	11	1,337
FUS	524	100	2005	524	63,694
TOTALS	1,723			1,587	192,906

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	1242	WD DECK A	0 100	3	4	12.00	SF	10.00	10.00
4	1242	WD DECK A	0 100	10	16	160.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-3	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD



7975 CHAD ST, FERNANDINA BEACH	BLD DATE	LGL DATE	05/04/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-3	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	192,906		
TOTAL MARKET OB/XF VALUE	361		
TOTAL LAND VALUE - MARKET	175,000		
TOTAL MARKET VALUE	368,267		
SOH/AGL Deduction	226,365		
ASSESSED VALUE	141,902		
TOTAL EXEMPTION VALUE	56,411		
BASE TAXABLE VALUE	85,491		
TOTAL JUST VALUE	368,267		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	338,446		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20042047	NEW CONSTR	89,000	11/02/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1305/1030	3/30/2005	WD	Q	I		172,500	
GRANTOR: MCGRATH EILEEN							
GRANTEE: GUERZINI KATHLEEN P							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2005] W22 S40 FGR=[YR=2005] S19 E13 N19 W13\$E13 S4 FOP=[YR=2005] S4 E9 N4 W9\$E9 N44\$ PTR=E10 FUS=[YR=2005] S27E9N2 U4 R4 E9N21W22 \$ W10\$.							