PT OF LOT 4 (S-1)
IN OR 1369/1335
CHADWICK PLACE PB 5/130

THOMPSON KAREN L
967 CHAD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1177-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

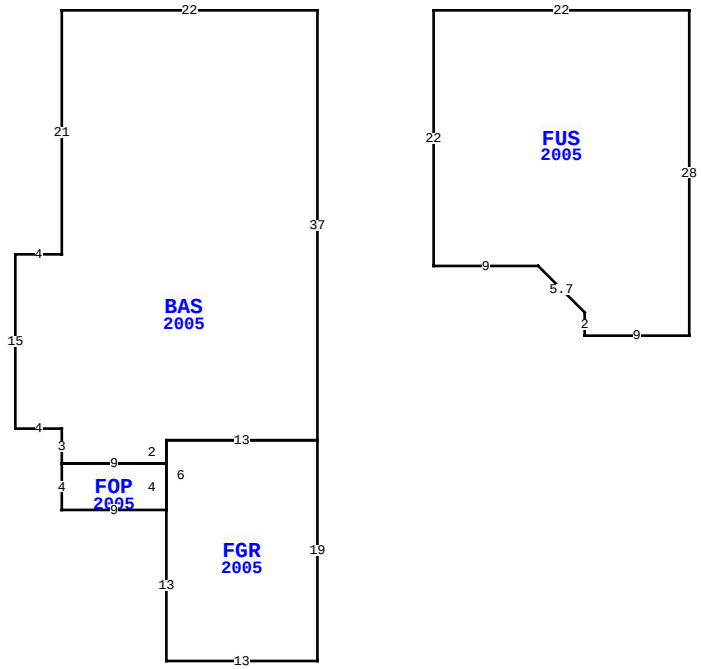
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	103,127
FGR	247	55	2005	136	15,723
FOP	36	30	2005	11	1,272
FUS	546	100	2005	546	63,126
TOTALS	1,721			1,585	183,248

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	2006	0	0	0	9.50	90.50

1 TOWNHOUSE 100% - 2012 Heated Area: 1438 HX Base Yr 2012



967 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		183,248
TOTAL MARKET OB/XF VALUE		2,282
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		360,530
SOH/AGL Deduction		214,903
ASSESSED VALUE		145,627
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,216
TOTAL JUST VALUE		360,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111705	DET.ARBOR	3,000	09/22/2011
20111607	ARBOR LIGHT FIXTU	300	09/14/2011
20111600	SIDE DOORS TO ARB	2,000	09/12/2011
20052131	NC ELECTRIC	2,000	07/05/2005
20051692	NC PLUMBING	5,000	04/28/2005
20051575	NC TOWNHOME	91,000	04/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/1335	11/28/2005	WD	Q	I		215,000

GRANTOR: MCGRATH EILEEN
GRANTEE: THOMPSON KAREN L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 S21 W4 S15 E4 S3 FOP=[YR=2005] S4 E9
FGR=[YR=2005] S13 E13 N19 W13 S6 $ N4 W9 $ E9 N2 E13 N37 $
PTR= E10 FUS=[YR=2005] S22E9 R4 D4 S2E9N28W22$ W10$.

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	100	4	4	16.00	SF	10.00	10.00	100	2005	2005	3	21	34	
4	1076	TRELLIS A	0	100	37	9	333.00	SF	7.50	7.50	100	2012	2012	3	90	2,248	

LAND DESCRIPTION

TOTAL OB/XF 2,282

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