

PT OF LOT 4 (S-2)
IN OR 2232/309
CHADWICK PLACE PB 5/130

PIKULSKI SUSAN A
963 CHAD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1177-0004-0020



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	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	916	100	2005	916	105,317
FGR	247	55	2005	136	15,637
FOP	36	30	2005	11	1,265
FUS	524	100	2005	524	60,247
TOTALS	1,723			1,587	182,465

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,587	121.6656	127.75	202,739	2005	2005	0	0	0 10.00	90.00
1 TOWNHOUSE		100% - 2019		Heated Area: 1440				HX Base Yr 2019			
The floor plan diagram illustrates the layout of a townhouse. It features three main areas: a large basement (BAS 2005) on the left, a front porch (FOP 2005) at the bottom left, and a front garage (FGR 2005) at the bottom right. The basement has a width of 22 and a height of 44. The front porch has a width of 4 and a height of 4. The front garage has a width of 13 and a height of 11. The overall footprint is defined by dimensions 22, 44, 4, 13, 11, and 19. The total heated area is 1440. The HX Base Yr is 2019.											