N45.6 FT OF LOT 6
IN OR 1320/1686
FPU ESMT PT OR 1180/1769

HENSYL CURTIS H
974 CHAD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1177-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

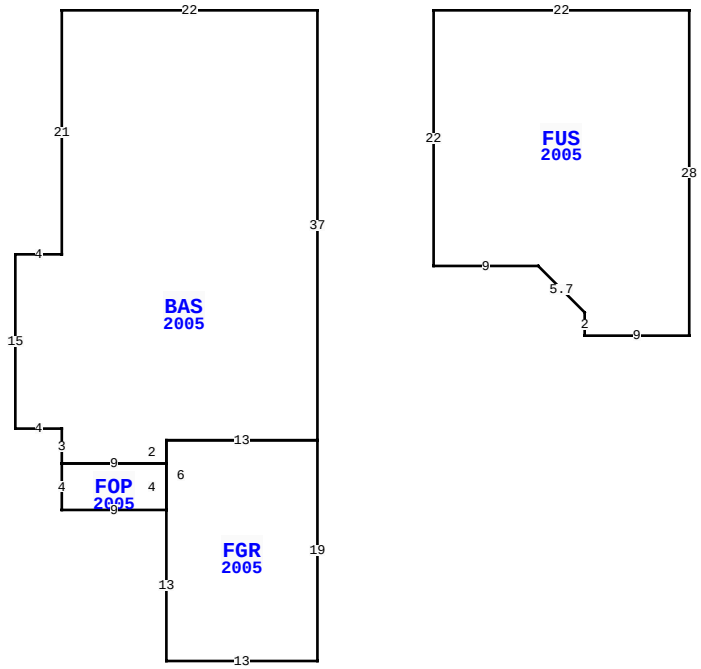
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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% - 2025 Heated Area: 1438 HX Base Yr



974 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	1,224
TOTAL LAND VALUE - MARKET	175,000
TOTAL MARKET VALUE	358,460
SOH/AGL Deduction	0
ASSESSED VALUE	358,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,460
TOTAL JUST VALUE	358,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	329,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051101	NC H/AC	4,000	01/24/2005
20042126	NC PLUMBING	5,000	11/12/2004
20042150	NC ELECTRIC	2,000	11/12/2004
20042053	NEW CONSTR	89,000	11/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1320/1686	5/31/2005	WD	Q	I		215,000
GRANTOR: RONVEAUX RICHARD TRUS						
GRANTEE: HENSYL CURTIS H						
1320/1684	5/31/2005	WD	Q	I		170,000
GRANTOR: MCGRATH EILEEN						
GRANTEE: RONVEAUX RICHARD TR						

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	1076	TRELLIS A	0	0	12	16	192.00	SF	7.50	7.50	100	2007	2007	3	85	1,224	

LAND DESCRIPTION

TOTAL OB/XF 1,224

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