S1/2 OF LOT 8
IN OR 2230/458
CHADWICK PLACE PB 5/130

JEWELL ROBERT A & AUDREY L
998 CHAD ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1177-0008-0010

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	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

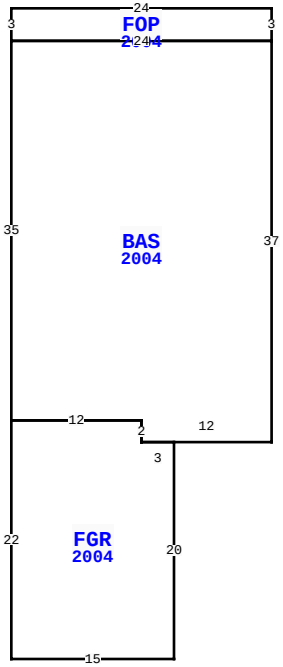
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1026.00

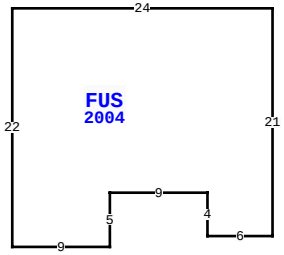
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2004	864	105,306
FGR	324	55	2004	178	21,695
FOP	72	30	2004	22	2,681
FUS	477	100	2004	477	58,137
TOTALS	1,737			1,541	187,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	1,541	129.6981	136.18	209,853	2004	2004	0	0	0	10.50	89.50

1 TOWNHOUSE 100% - 2019 Heated Area: 1341 HX Base Yr 2019





998 CHAD ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		187,818
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		362,818
SOH/AGL Deduction		136,922
ASSESSED VALUE		225,896
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,485
TOTAL JUST VALUE		362,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111441	EXTND DRIVEWAY	1,000	08/22/2011
20101161	7 SHUTTERS	3,200	07/16/2010
20040822	NC H/AC	4,000	04/29/2004
20040441	NC PLUMBING	5,000	03/04/2004
20040357	NC TOWNHOME	95,000	02/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2230/0458	10/08/2018	WD	Q	I	01	243,000
GRANTOR: TRACEY STEVEN G & CAR						
GRANTEE: JEWELL ROBERT A & A						
1633/0657	8/03/2009	QC	U	I	11	100
GRANTOR: TRACEY STEVEN G						
GRANTEE: TRACEY STEVEN G & C						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W24 S3 BAS=[YR=2004] S35 FGR=[YR=2004] S22 E15 N20 W3 N2 W12$ E12 S2 E12 N37 W24$ E24 N3$ PTR=E15
FUS=[YR=2004] E24 S21 W6 N4 W9 S5 W9 N22$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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