BLOCK 127 LOT N1/2 OF 8
IN OR 2475/918
CITY OF FDNA BEACH

CHAPIN NANCY L CORLISS TRUST/CHAPIN NANCY L C TRUS
44715 AUDUBON SQUARE APT 518
ASHBURN, VA 20147

2026

00-00-31-1800-0127-0081

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

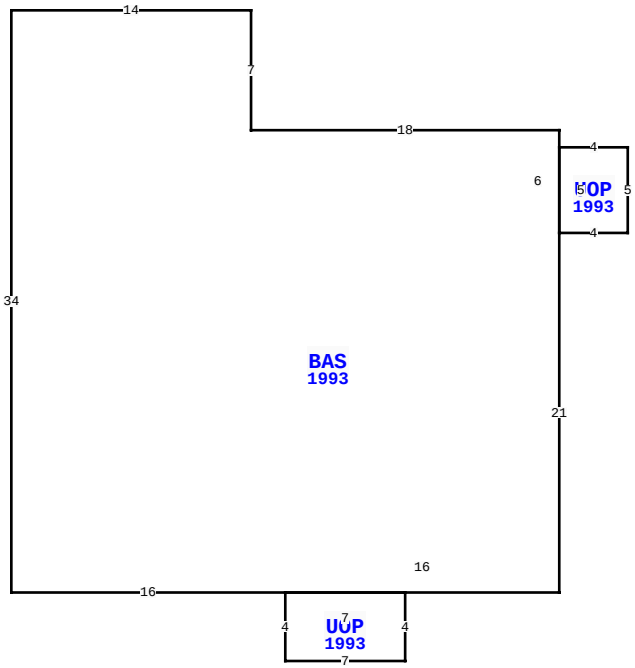
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100	1993	962	233,558
UOP	20	20	1993	4	971
UOP	28	20	1993	6	1,457
TOTALS	1,010			972	235,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	972	173.5992	288.17	280,101	1945	1990	0	0	0	15.75	84.25

1 SFR CUST 0% - 0 Heated Area: 962 HX Base Yr



301 S 7TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,985
TOTAL MARKET OB/XF VALUE	1,180
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	487,165
SOH/AGL Deduction	160,022
ASSESSED VALUE	327,143
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,143
TOTAL JUST VALUE	487,165
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	464,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142073	REPAIR/RRF	15,000	09/23/2014
20102061	H/AC	1,500	12/01/2010
20061022	REROOF W/30YR SHN	2,400	05/12/2006
10627B	REMODEL	1,500	07/28/1997
10613	REMODEL	2,800	07/22/1997
6479B	REPAIR/RRF	850	04/12/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/0918	6/21/2021	WD	U	I	11	100
GRANTOR: CHAPIN NANCY C						
GRANTEE: CHAPIN NANCY L CORL						
1009/0944	9/26/2001	WD	Q	I	06	100
GRANTOR: CHAPIN STEPHEN R SR &						
GRANTEE: CHAPIN NANCY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 N7 W14 S34 E16 UOP=[YR=1993] S4 E7 N4 W7 $ E16 N21 UOP=[YR=1993] E4 N5 W4 S5 $ N6 $.

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1945	1945	3	20	700	
3	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 1,180

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	0003	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	250,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/09/2026 BY SYS