UNIT 1892
IN OR 2101/1997
ESMT OR 1502/1682

SCHUMAN JOHN JASPER III
1892 OAK DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-042T-1892-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Desirability	TOWNHOUSE	TOWNHOUSE 100
Balcony	FSP	FSP 100
Parking 2 CAR	GAR	2 CAR GAR 100
Quality	03	Quality Level 03

DOR CODE	0400 CONDOMINIUM
MAP NUM	
MKT AREA	02
NEIGHBORHOOD/LOC	2035.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	0		0	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0428100		0				2006	2006	100	100	0		

1 CONDO – 0% - 0 SQFT=1882 HX Base Yr

1892 OAK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	353,500
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	353,500
SOH/AGL Deduction	72,175
ASSESSED VALUE	281,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,325
TOTAL JUST VALUE	353,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2101/1997	2/14/2017	WD	Q	I	01	260,000
GRANTOR: CALHOUN RICHARD & BON						
GRANTEE: SCHUMAN JOHN JASPER						
1517/0300	8/06/2007	WD	Q	I		224,900
GRANTOR: BUILT SMART HOMES LLC						
GRANTEE: CALHOUN RICHARD & B						

BUILDING NOTES

BUILDING DIMENSIONS

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

REVIEW DATE 10/08/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS