

LOT 12 IN OR 912/1843  
OCEAN FOREST PB 5/124

SCHONINGER STEVEN G & AUDREY L  
1615 OCEAN FOREST DRIVE  
FERNANDINA BEACH, FL 32034

2023

00-00-30-046F-0012-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 100  |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

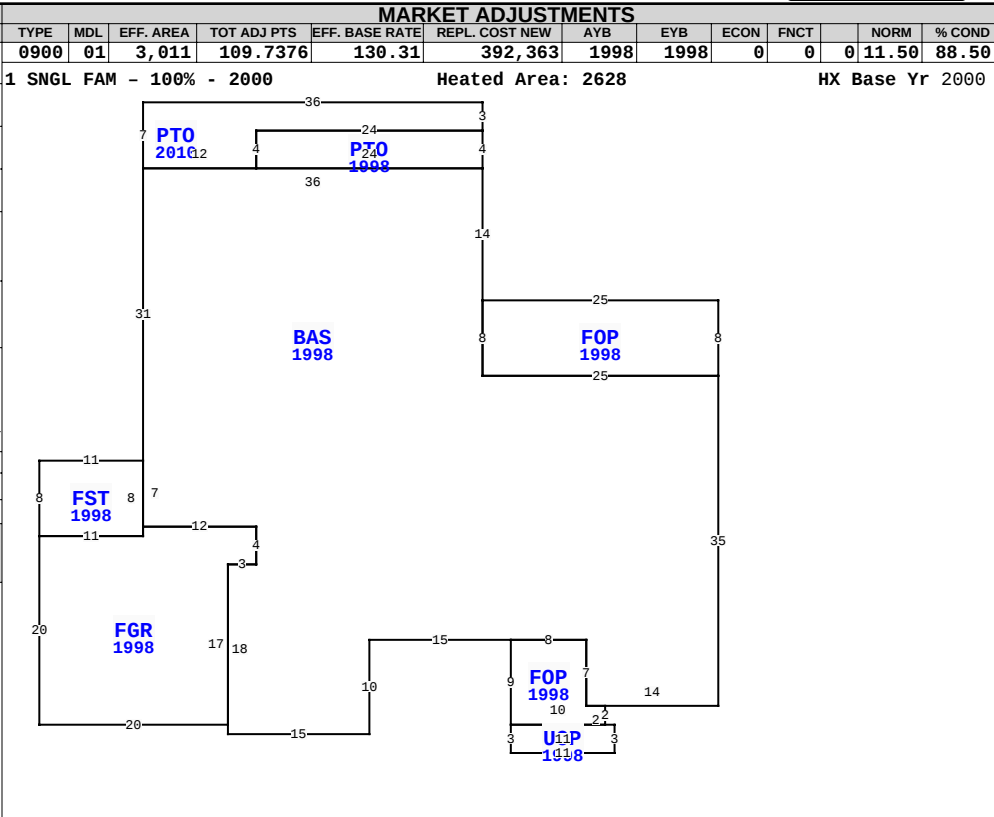
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3033.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,628            | 100         | 2,628        | 303,073              |
| FGR       | 421              | 55          | 232          | 26,755               |
| FOP       | 76               | 30          | 23           | 2,652                |
| FOP       | 200              | 30          | 60           | 6,920                |
| FST       | 88               | 55          | 48           | 5,536                |
| PTO       | 96               | 5           | 5            | 577                  |
| PTO       | 156              | 5           | 8            | 922                  |
| UOP       | 33               | 20          | 7            | 807                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,698 |  | 3,011 | 347,241 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |          |    |          |                |
|----------------|------------|-------------|---------|----|----|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 2.00     | UT | 3,500.00 | 3,500.00       |
| 2              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 2,684.00 | SF | 6.50     | 6.50           |
| 3              | 0845       | KOOL DECK   | 0 100   | 0  | 0  | 231.00   | SF | 7.25     | 7.25           |
| 4              | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 82.00    | SF | 6.50     | 6.50           |
| 5              | 0861       | POOL GUNIT  | 0 100   | 0  | 0  | 215.00   | SF | 85.00    | 85.00          |
| 6              | 0910       | SCRN RM L   | 0 100   | 25 | 18 | 450.00   | SF | 15.00    | 15.00          |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000140   | C   | SFR GOLF A           | 100 | 0003 | RS-1     | 0.00  | 0.00  | 1.00        |



| TOTAL OB/XF |            |             |         |    |    |          |    |          |                |
|-------------|------------|-------------|---------|----|----|----------|----|----------|----------------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1           | 0500       | FP-PRE FAB  | 0 100   | 0  | 0  | 2.00     | UT | 3,500.00 | 3,500.00       |
| 2           | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 2,684.00 | SF | 6.50     | 6.50           |
| 3           | 0845       | KOOL DECK   | 0 100   | 0  | 0  | 231.00   | SF | 7.25     | 7.25           |
| 4           | 0810       | CONCRETE A  | 0 100   | 0  | 0  | 82.00    | SF | 6.50     | 6.50           |
| 5           | 0861       | POOL GUNIT  | 0 100   | 0  | 0  | 215.00   | SF | 85.00    | 85.00          |
| 6           | 0910       | SCRN RM L   | 0 100   | 25 | 18 | 450.00   | SF | 15.00    | 15.00          |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000140   | C   | SFR GOLF A           | 100 | 0003 | RS-1     | 0.00  | 0.00  | 1.00        |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 8      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 8              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 347,241     |        |
| TOTAL MARKET OB/XF VALUE  |  | 26,496      |        |
| TOTAL LAND VALUE - MARKET |  | 262,500     |        |
| TOTAL MARKET VALUE        |  | 636,237     |        |
| SOH/AGL Deduction         |  | 294,383     |        |
| ASSESSED VALUE            |  | 341,854     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 291,854     |        |
| TOTAL JUST VALUE          |  | 636,237     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 570,537     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B9805287   | XFOB        | 3,538   | 08/01/1998 |
| B9805020   | SWIM POOL   | 15,300  | 03/01/1998 |
| B9804718   | NEW CONSTR  | 124,993 | 02/01/1998 |

| SALES DATA                     |            |           |       |       |            |
|--------------------------------|------------|-----------|-------|-------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / I | V / I | RSN CD     |
| 0912/1843                      | 12/28/1999 | WD Q      | Q     | I     |            |
| GRANTOR: SHIELDS RAYMOND A III |            |           |       |       | SALE PRICE |
| GRANTEE: SCHONINGER STEVEN G   |            |           |       |       | 308,000    |
| 0815/1952                      | 12/09/1997 | WD Q      | Q     | V     |            |
| GRANTOR: LAFAVE W JOHN         |            |           |       |       | 53,500     |
| GRANTEE: SHIELDS RAYMOND A I   |            |           |       |       |            |

| BUILDING NOTES                                                  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                             |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1998] W25 BAS=[YR=1998] N14 PTO=[YR=1998] N4            |  |  |  |  |  |  |  |  |  |
| PTO=[YR=2010] N3 W36 S7 E12 N4 E24\$ W24 S4 E24\$ W36 S31       |  |  |  |  |  |  |  |  |  |
| FST=[YR=1998] W11 S8 E11 N8 \$ S7 FGR=[YR=1998] S1 W11 S20 E20  |  |  |  |  |  |  |  |  |  |
| N17 E3 N4 W12 \$ E12 S4 W3 S18 E15 N10 E15 FOP=[YR=1998] S9     |  |  |  |  |  |  |  |  |  |
| UOP=[YR=1998] S3 E11 N3 W11 \$ E10 N2 W2 N7 W8 \$ E8 S7 E14 N35 |  |  |  |  |  |  |  |  |  |
| W25 N8 \$ S8 E25 N8 \$ .                                        |  |  |  |  |  |  |  |  |  |