

PT OF LOT 4 (S-11)
IN OR 2408/1187
SUB OF S0 PT SEC 12 DB 39/292

SCHOEN FAMILY TRUST/SCHOEN RAYMOND E TRUSTEE
1208 MANUCY RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0004-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD4 Adjustme	50	. 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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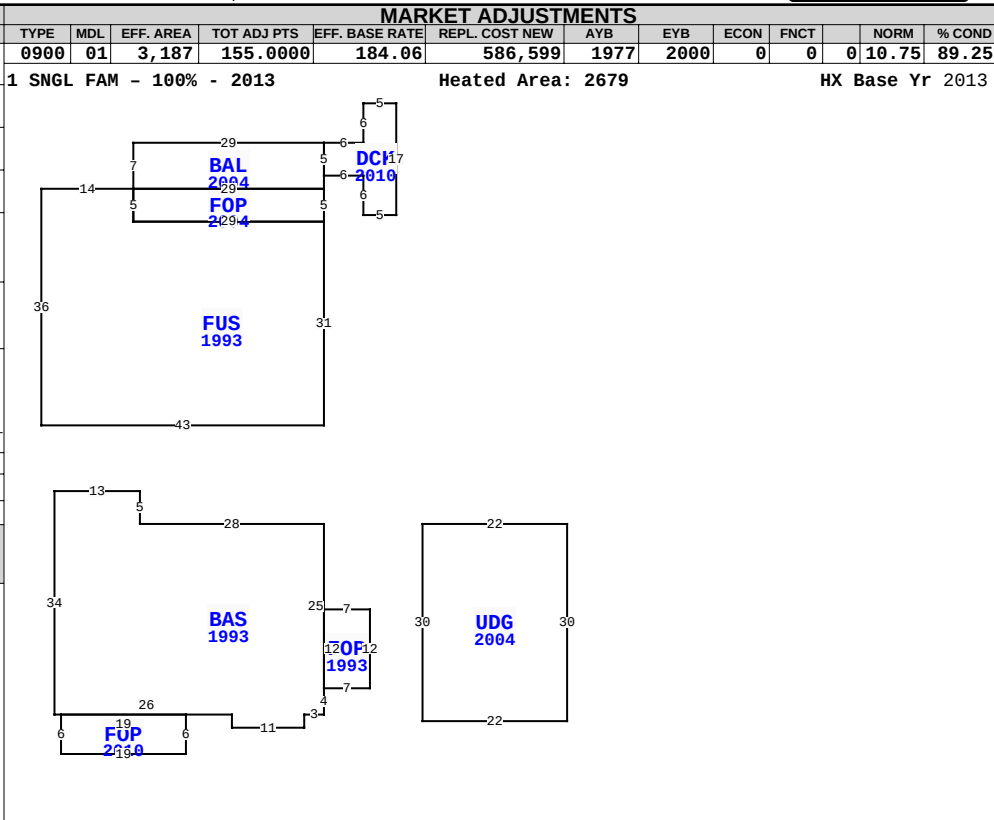
NEIGHBORHOOD/LOC	3027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	203	15	30	4,928
BAS	1,276	100	1,276	209,613
DCK	115	10	12	1,972
FOP	84	30	25	4,107
FOP	145	30	44	7,228
FOP	114	30	34	5,585
FUS	1,403	100	1,403	230,476
UDG	660	55	363	59,631

TOTALS	4,000		3,187	523,540
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0855	CONC PAVER	0	100	0	0	1,630.00	SF	7.00	7.00	
5	0300	BOAT DCK W	0	100	0	0	1,575.00	SF	40.00	40.00	
6	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	
7	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	
9	0300	BOAT DCK W	0	100	0	0	690.00	SF	40.00	40.00	
10	0336	JSKI FLT60	0	100	0	0	1.00	UT	1,160.00	1,160.00	
11	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	
12	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	
13	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000130	C	SFR WATER	100	0006	RS-1	105.00	214.00	107.00	FF	



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

TOTAL OB/XF											
59,473											
ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE						
100	1977	1977	3	42	1,470						
100	2011	2011	3	93	10,611						
100	2004	2004	3	40	25,200						
100	2004	2004	3	40	2,080						
100	2004	2004	3	24	360						
100	2009	2009	3	60	16,560						
100	2009	2009	3	45	522						
100	2009	2009	3	45	1,035						
100	2004	2004	3	24	960						
100	2009	2009	3	45	675						

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100	2009	2009	3	45	675						

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						523,540					
TOTAL MARKET OB/XF VALUE						86,559					
TOTAL LAND VALUE - MARKET						802,500					
TOTAL MARKET VALUE						1,412,599					
SOH/AGL Deduction						442,711					
ASSESSED VALUE						969,888					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						919,888					
TOTAL JUST VALUE						1,412,599					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,248,583					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23745	DEMOLITION	3,000	06/01/2010
B22350	XFOB	1,500	03/01/2009
R002253	REPAIR/RRF	2,300	01/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
3353/1882	8/02/2006	WD	U	I		714,500	
GRANTOR: TUDOR DAVID & BRONWEN							
GRANTEE: JASKINSKY BRUCE A							
2408/1187	7/29/2020	SW	U	I	11	100	
GRANTOR: SCHOEN RAYMOND E & AU							
GRANTEE: SCHOEN FAMILY TRUST							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W28 N5 W13 S34 E1 FOP=[YR=2010] S6 E19 N6 W19 \$E26 S2 E11 N2 E3 N4 FOP=[YR=1993] E7 N12 W7 S12 \$ N25 \$ PTR= N15 FUS=[YR=1993] N31 FOP=[YR=2004] N5 BAL=[YR=2004] N2 DCK=[YR=2010] E6 S6 E5 N17 W5 S6 W6 S5\$ N5 W29 S7 E29 \$ W29 S5 E29 \$ W29 N5 W14 S36 E43\$ S15 \$ PTR= E15 UDG=[YR=2004] E22 S30 W22 N30 \$ W15 \$.											

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
																			VALUATION BY STANDARD										
																			Tax Group: 8 Tax Dist:										
																			BUILDING MARKET VALUE 523,540										
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