

BLOCK 254 N75 FT OF S134 FT OF  
E100 FT OF LOT 9  
CITY OF FDNA BEACH

SCHOELEN LIVING TRUST/SCHOELEN JAMES C TRUSTEE  
2014 BEECH STREET  
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0254-0091



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 60  |
| Exterior Wall            | 05 | AVERAGE 40     |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 70      |
| Interior Floo            | 08 | SHT VINYL 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1.5 100        |
| Frame                    | 03 | MASONRY 100    |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1007.00 |
|------------------|---------|

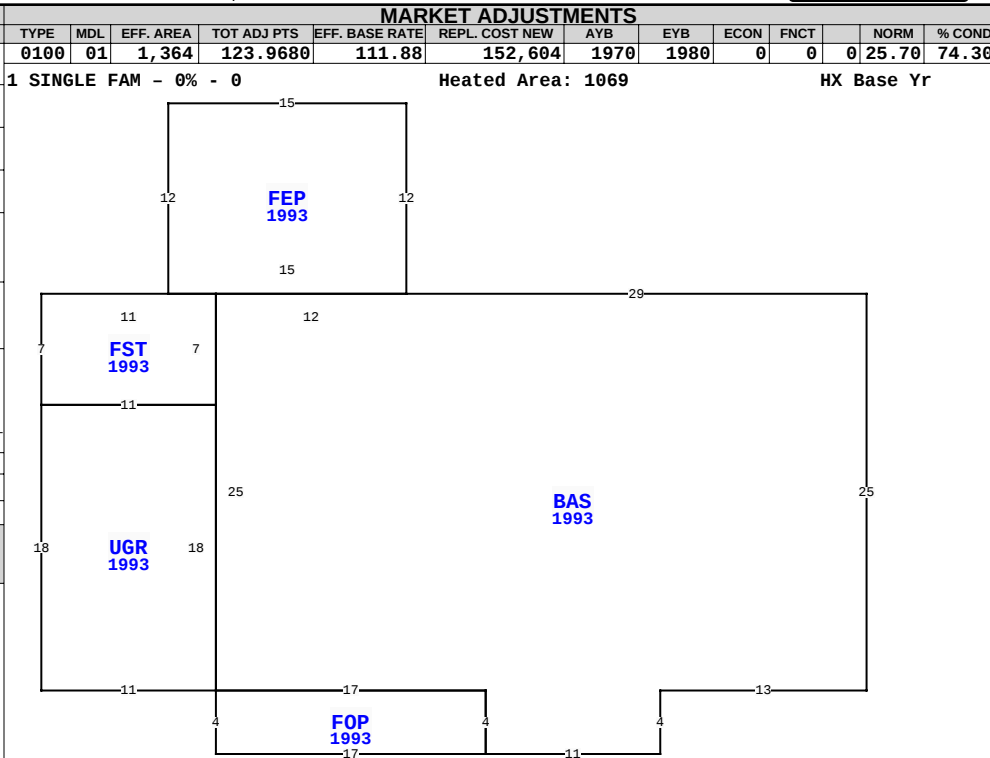
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,069            | 100         | 1,069        | 88,863               |
| FEP       | 180              | 80          | 144          | 11,970               |
| FOP       | 68               | 30          | 20           | 1,663                |
| FST       | 77               | 55          | 42           | 3,491                |
| UGR       | 198              | 45          | 89           | 7,398                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 1,592 |  | 1,364 | 113,385 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |   |        |    |       |
|----------------|------------|-------------|-----|-----|----|---|--------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R |
| 1              | 0810       | CONCRETE A  | 0   | 0   | 50 | 8 | 400.00 | SF | 6.50  |
| 2              | 0810       | CONCRETE A  | 0   | 0   | 25 | 3 | 75.00  | SF | 6.50  |
| 3              | 0855       | CONC PAVER  | 0   | 0   | 0  | 0 | 362.00 | SF | 10.00 |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 0   | 0006 | R-1      | 75.00 | 100.00 | 1.00        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 05/23/2018 | BY | DJX |
|-------------|------------|----|-----|



|                                  |
|----------------------------------|
| 1009 N 15TH ST, FERNANDINA BEACH |
|----------------------------------|

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

| TOTAL OB/XF |             |       |        |                |              |        |              |           |            |               | 3,937             |         |
|-------------|-------------|-------|--------|----------------|--------------|--------|--------------|-----------|------------|---------------|-------------------|---------|
| R<br>D      | LOC<br>ZONE | FRONT | DEPTH  | TOT<br>LND UTS | UNIT<br>TYPE | D<br>T | DPTH<br>FACT | %<br>COND | TOT<br>ADJ | UNIT<br>PRICE | ADJ UNIT<br>PRICE | L<br>VA |
| 06          | R-1         | 75.00 | 100.00 | 1.00           | LT           |        | 1.00         | 1.00      | 1.00       | 175,000.00    | 175,000.00        | :       |
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|                   |                           |           |                 |
|-------------------|---------------------------|-----------|-----------------|
| Total Acres: 0.00 | Total Land Value: 175,000 | Market: 0 | Agricultural: 0 |
|-------------------|---------------------------|-----------|-----------------|

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 2              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 113,385   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 3,937     |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 175,000   |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 292,322   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 82,886    |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 209,436   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 209,436   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 292,322   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 241,215   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 2002878    | REPAIR/RRF  | 1,500 | 05/05/2000 |
| 7880       | ADDITION    | 3,700 | 09/09/1993 |
| 6335       | REMODEL     | 1,200 | 01/22/1991 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2468/0782                      | 3/16/2021 | WD           | U      | I      | 11        | 100           |
| GRANTOR: SCHOELEN JAMES C & EL |           |              |        |        |           |               |
| GRANTEE: SCHOELEN LIVING TRU   |           |              |        |        |           |               |
| 1585/1635                      | 9/19/2008 | PR           | Q      | I      |           | 149,000       |
| GRANTOR: TESTON OTTIS C SR EST |           |              |        |        |           |               |
| GRANTEE: SCHOELEN JAMES C &    |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W29 FEP=[YR=1993] N12 W15 S12 E15\$ W12<br>FST=[YR=1993] W11S7 UGR=[YR=1993] S18 E11 FOP=[YR=1993] S4<br>E17 N4 W17\$ N18 W11\$ E11N7\$ S25 E17 S4 E11 N4 E13 N25\$. |  |  |  |  |  |  |  |  |  |