TRACT 59
IN OR 2061/692
CEDAR POINT

SCHUBERT THERESE
7 LIVE OAK
FERNANDINA BEACH, FL 32034

2023

01-6N-29-0300-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

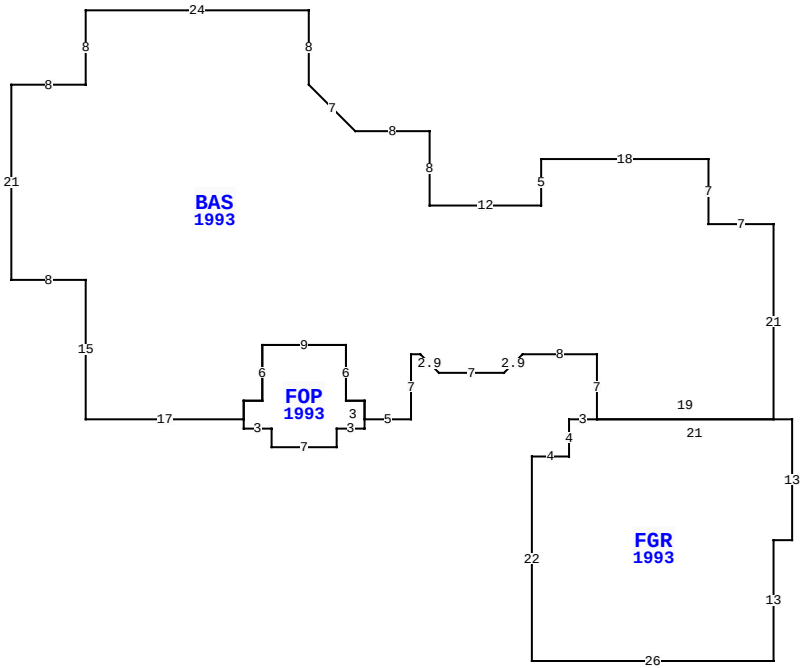
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,365	100	2,365	318,606
FGR	686	55	377	50,789
FOP	107	30	32	4,311
TOTALS	3,158		2,774	373,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,774	113.9040	162.31	450,248	1988	1988	0	0	0	17.00	83.00

1 SFR CUST – 100% - 2017 Heated Area: 2365 HX Base Yr 2017



7 LIVE OAK, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		373,706
TOTAL MARKET OB/XF VALUE		9,221
TOTAL LAND VALUE - MARKET		600,000
TOTAL MARKET VALUE		982,927
SOH/AGL Deduction		728,847
ASSESSED VALUE		254,080
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		199,080
TOTAL JUST VALUE		982,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		778,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501738	REPAIR/RRF	4,100	04/23/1996
4621	NEW CONSTR	195,480	01/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/0692	7/27/2016	WD	Q	I	01	550,000
GRANTOR: CONRAD DONALD W						
GRANTEE: SCHUBERT ROBERT & T						
0496/0600	8/01/1986	WD	U	V		63,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N7 W18 S5 W12 N8 W8 U5 L5 N8 W24 S8 W8 S21 E8 S15 E17 FOP=[YR=1993] S1 E3 S2 E7 N2 E3 N3 W2 N6 W9 S6 W2 S2$ N2 E2 N6 E9 S6 E2 S2 E5 N7 E1 D2 R2 E7 U2 R2 E8 S7 FGR=[YR=1993] W3 S4 W4 S22 E26 N13 E2 N13 W21$ E19 N21$.

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	0812	CONCRETE C	0	100	0	0	2,144.00	SF	4.00	4.00	100	1988	1988	3	57	4,888	
2	0811	CONCRETE B	0	100	0	0	709.00	SF	5.20	5.20	100	1988	1988	3	57	2,101	
3	0858	SCULP CONC	0	100	0	0	53.00	SF	13.00	13.00	100	1988	1988	3	85	586	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	66	1,320	
5	0445	BOX FNC 5'	0	100	0	0	102.00	LF	8.10	8.10	100	1988	1988	3	20	165	
6	0446	BOX FNC 6'	0	100	0	0	18.00	LF	20.00	20.00	100	1988	1988	3	20	72	
7	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	1988	1988	3	57	89	

LAND DESCRIPTION

TOTAL OB/XF 9,221

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	000140	C	SFR GOLF A	100	0003	RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	600,000.00	600,000.00	600,000							

REVIEW DATE 03/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 600,000 Market: 0 Agricultural: 0 Common: 600,000 PRINTED 08/02/2023 BY SYS