LOT 47
MARSHES @ LANCEFORD PB 7/141

SCHUMAN JOHN J III & PATRICIA M
1892 OAK DRIVE
FERNANDINA BEACH, FL 32034

2023

24-2N-28-1310-0047-0000

BUILDING CHARACTERISTICS

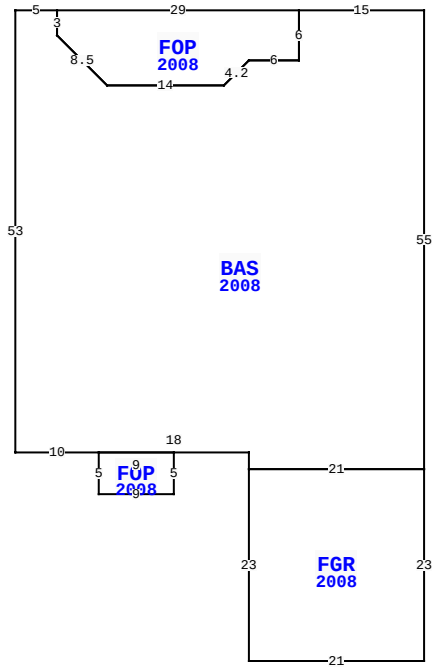
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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 04
NEIGHBORHOOD/LOC	4078.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,419	100	2,419	379,950
FGR	483	55	266	41,780
FOP	45	30	14	2,199
FOP	221	30	66	10,367
TOTALS	3,168		2,765	434,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,765	115.4160	164.47	454,760	2008	2013	0	0	0	4.50	95.50

1 SFR CUST – 0% - 0 Heated Area: 2419 HX Base Yr



96228 WINDSOR DR, YULEE

BLD DATE	12/09/2008 RK	LGL DATE	06/13/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	434,296
TOTAL MARKET OB/XF VALUE	137,852
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	677,148
SOH/AGL Deduction	103,496
ASSESSED VALUE	573,652
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	573,652
TOTAL JUST VALUE	677,148
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	543,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13484	MECH OTHER	0	12/01/2007
C20353	CO ISSUED	413,240	08/01/2007
E19881	ELEC OTHER	1,900	08/01/2007
R10612	REPAIR/RRF	1,500	08/01/2007
B20353	NEW CONSTR	413,240	08/01/2007
P12669	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2301/1449	8/30/2019	WD	Q	I	01	600,100
GRANTOR: CORIGLIANO FMAILY REV						
GRANTEE: SCHUMAN JOHN J III						
1736/1199	4/25/2011	WD	U	I	14	100
GRANTOR: CORIGLIANO PETER SR &						
GRANTEE: CORIGIANO PETER J S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 FOP=[YR=2008] W29 S3 D6 R6 E14 U3 R3 E6 N6 $ S6 W6 D3 L3 W14 U6 L6 N3 W5 S53 E10 FOP=[YR=2008] S5 E9 N5 W9 $ E18 S2 FGR=[YR=2008] S23 E21 N23 W21 $ E21 N55 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	93	3,255	
2	0855	CONC PAVER	0	0	0	0	1,510.00	SF	10.00	10.00	100	2008	2008	3	90	13,590	
3	0861	POOL GUNIT	0	0	0	0	392.00	SF	85.00	85.00	100	2008	2008	3	56	18,659	
4	0911	SCRN RM A	0	0	24	35	840.00	SF	17.50	17.50	100	2008	2008	3	40	5,880	
5	0462	ST/AL FNC	0	0	0	0	576.00	SF	10.00	10.00	100	2008	2008	3	56	3,226	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	40	400	
7	0300	BOAT DCK W	0	0	0	0	3,395.00	SF	40.00	40.00	100	2010	2010	3	64	86,912	
8	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2010	2010	3	50	1,250	
9	0350	CARPORT WD	0	0	40	18	720.00	SF	13.00	13.00	100	2010	2010	3	50	4,680	

LAND DESCRIPTION

TOTAL OB/XF 137,852

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	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 08/09/2018 BY KWX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS