LOT 2
IN OR 2369/1989
HOLLY POINT NORTH UNR

ROY AMANDA MCLENNAN
85452 SCHUBERT ROAD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525N-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

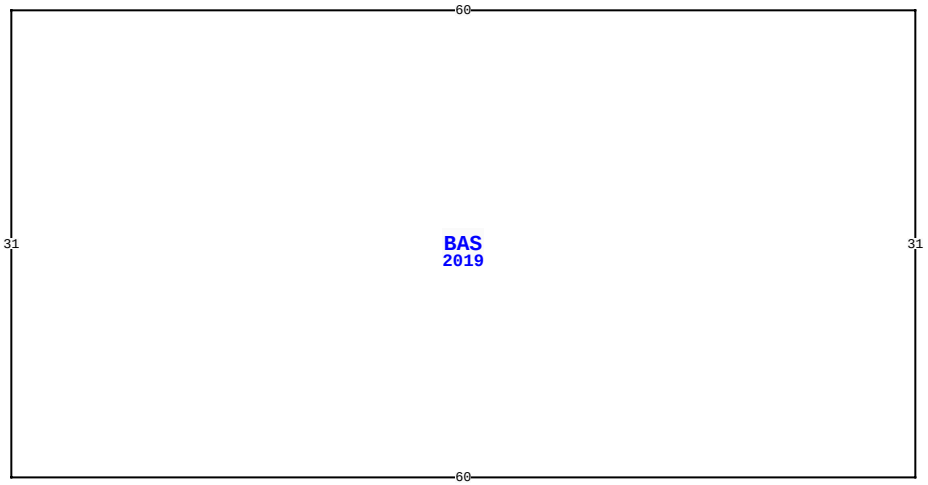
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	124,331
TOTALS	1,860		1,860	124,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	01	1,860	103.8800	67.52	125,587	2019	2019	0	0	0	1.00	99.00

1 MOD FRAME – 0% - 0 Heated Area: 1860 HX Base Yr



85452 SCHUBERT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	124,331
TOTAL MARKET OB/XF VALUE	3,465
TOTAL LAND VALUE - MARKET	123,070
TOTAL MARKET VALUE	250,866
SOH/AGL Deduction	43,151
ASSESSED VALUE	207,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,715
TOTAL JUST VALUE	250,866
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001777	CO ISSUED	0	02/22/2019
18003206	MODULAR	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2369/1989	6/12/2020	DG	U	I	11	100
GRANTOR: MCLENNAN ROBERT A & A						
GRANTEE: MCLENNAN AMANDA						
2276/1588	5/23/2019	WD	U	V	11	100
GRANTOR: MCLENNAN ROBERT A & A						
GRANTEE: MCLENNAN AMANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W60 S31 E60 N31$.

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	2019	2019	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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		OR	0.00	0.00	0.82	AC		1.00	1.00	1.00	150,000.00	150,000.00	123,000							
2	009630	C	SWAMP	0			0.00	0.00	0.14	AC		1.00	1.00	1.00	500.00	500.00	70							

REVIEW DATE 07/01/2019 BY TWMB Total Acres: 0.96 Total Land Value: 123,070 Market: 0 Agricultural: 0 Common: 123,070 PRINTED 08/02/2023 BY SYS