LOT 5
L/E OR 1643/1813
HOLLY POINT NORTH UNR

JESSE JEAN
85336 SCHUBERT RD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525N-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

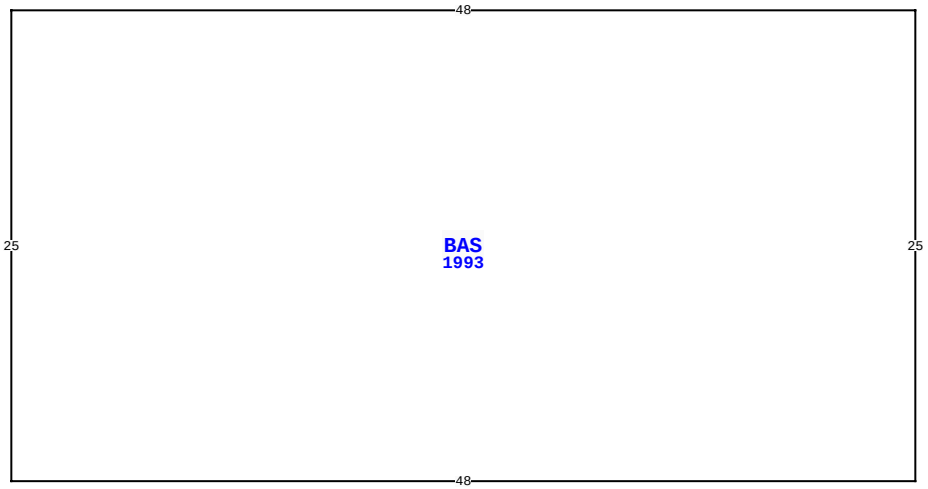
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	25,319
TOTALS	1,200		1,200	25,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,200	108.2000	70.33	84,396	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2017 Heated Area: 1200 HX Base Yr 2017



85336 SCHUBERT RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		25,319
TOTAL MARKET OB/XF VALUE		5,397
TOTAL LAND VALUE - MARKET		127,635
TOTAL MARKET VALUE		158,351
SOH/AGL Deduction		80,858
ASSESSED VALUE		77,493
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,493
TOTAL JUST VALUE		158,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1643/1813	10/14/2009	QC	U	I	14	100
GRANTOR: ODOM WILLIE T						
GRANTEE: ODOM WILLIE T L/E						
0700/0612	3/14/1994	WD	U	I	06	14,900
GRANTOR: DAVIS BENJAMIN & ANNA						
GRANTEE: ODOM WILLIE T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S25 E48 N25 $.

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	0940	SHEDS/PORT	0	100	11	10	110.00	SF	20.10	20.10	100	1986	1986	3	20	442	
3	0940	SHEDS/PORT	0	100	8	20	160.00	SF	20.10	20.10	100	1990	1990	3	20	643	
4	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2000	2000	3	20	256	
5	0751	UOP	0	0	24	10	240.00	SF	10.00	10.00	100	2000	2000	3	29	696	
6	0681	POLE SHED	0	100	9	24	216.00	SF	15.00	15.00	100	2000	2000	3	29	940	
7	0351	CARPORT MT	0	100	22	20	440.00	SF	10.00	10.00	100	2011	2011	3	55	2,420	

LAND DESCRIPTION

TOTAL OB/XF 5,397

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	100	0006	OR	0.00	0.00	0.85	AC		1.00	1.00	1.00	150,000.00	150,000.00	127,500							
2	009630	C	SWAMP	0			0.00	0.00	0.27	AC		1.00	1.00	1.00	500.00	500.00	135							

REVIEW DATE 06/15/2022 BY NWA Total Acres: 1.12 Total Land Value: 127,635 Market: 0 Agricultural: 0 Common: 127,635 PRINTED 08/02/2023 BY SYS