

**NEWTON CLAUDINE N L/E/
85304 SCHUBERT ROAD
FERNANDINA BEACH, FL 32034**

36-2N-27-525N-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
CONSTRUCTION										VALUATION SUMMARY										STANDARD																			
Exterior Wall		05	AVERAGE 100		0800		02	2,280		119.2000		83.44		190,243		2004		2004		0		0		44.00		56.00		VALUATION BY		STANDARD									
Roof Structure		03	GABLE/HIP 100		1		M/H 94+ - 100% - 2006		Heated Area: 2280		HX Base Yr 2006																Tax Group: 4		Tax Dist:										
Roof Cover		05	COMP SHNGL 100																								BUILDING MARKET VALUE		106,536										
Interior Wall		03	DRYWALL 100																								TOTAL MARKET OB/XF VALUE		3,339										
Interior Floor		14	CARPET 80																								TOTAL LAND VALUE - MARKET		145,650										
Interior Floor		11	CLAY TILE 20																								TOTAL MARKET VALUE		255,525										
Air Condition		03	CENTRAL 100																								SOH/AGL Deduction		124,277										
Heating Type		04	AIR DUCTED 100																								ASSESSED VALUE		131,248										
Bedrooms			4 100																								TOTAL EXEMPTION VALUE		HX HB 50,000										
Bathrooms			2 100																								BASE TAXABLE VALUE		81,248										
Frame		02	WOOD FRAME 100																								TOTAL JUST VALUE		255,525										
Stories		1.	1. 100																								NCON VALUE		0										
Units			0 100																								INCOME VALUE												
																											PREVIOUS YEAR MKT VALUE		178,277										
Quality		03	Quality Level 03																																				
DOR CODE		0200	MOBILE HOME																																				
MAP NUM			MKT AREA																																				
NEIGHBORHOOD/LOC		4004.00																																					
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS		2,280	100	2,280	106,536																																		
TOTALS		2,280		2,280	106,536																																		
EXTRA FEATURES										85304 SCHUBERT RD, FERNANDINA BEACH										BLD DATE 04/10/2015 KK LGL DATE 05/26/2023 MLU																			