PT OF LOT 10
IN OR 2581/1375
GAFLY35A17938HH22 &

MINER JOSEPH III & LORETTA L/E/
85142 SCHUBERT RD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525N-0010-0010

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	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
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
Quality	04	Quality Level 04

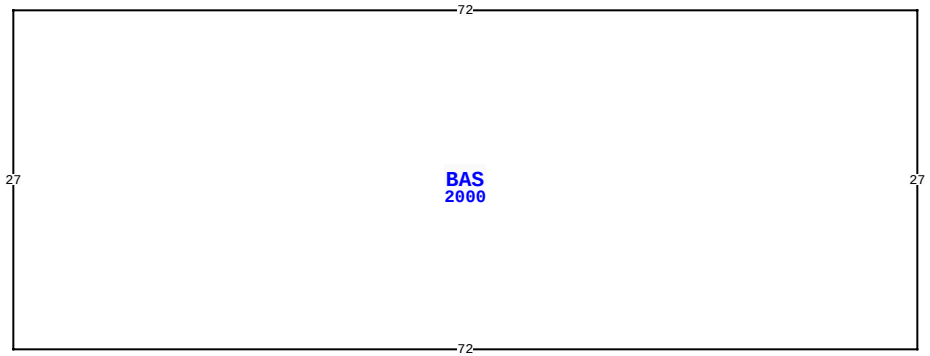
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	109,392
TOTALS	1,944		1,944	109,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,944	138.6000	97.02	188,607	2000	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2023 Heated Area: 1944 HX Base Yr 2023



85142 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		109,392
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		136,650
TOTAL MARKET VALUE		246,042
SOH/AGL Deduction		0
ASSESSED VALUE		246,042
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,042
TOTAL JUST VALUE		246,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1375	8/02/2022	LE	U	I	11	100
GRANTOR: MINER JOSEPH H III &						
GRANTEE: WITTENRICH LORNA K						
2336/1088	1/27/2020	WD	Q	I	01	182,000
GRANTOR: RITENOUR TINA M						
GRANTEE: MINER JOSEPH H III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W72 S27 E72 N27 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	0.91	AC		1.00	1.00	1.00	150,000.00	150,000.00	136,500							
2	009630	C	SWAMP	0			0.00	0.00	0.30	AC		1.00	1.00	1.00	500.00	500.00	150							

REVIEW DATE 06/15/2022 BY NWA Total Acres: 1.21 Total Land Value: 136,650 Market: 0 Agricultural: 0 Common: 136,650 PRINTED 08/02/2023 BY SYS