LOT 13
IN OR 1781/852
HOLLY POINT NORTH UNR

SANFORD JULIA
370 4TH AVE S
JACKSONVILLE BEACH, FL 32250

2023

36-2N-27-525N-0013-0000

NASSAU COUNTY PROPERTY

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	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

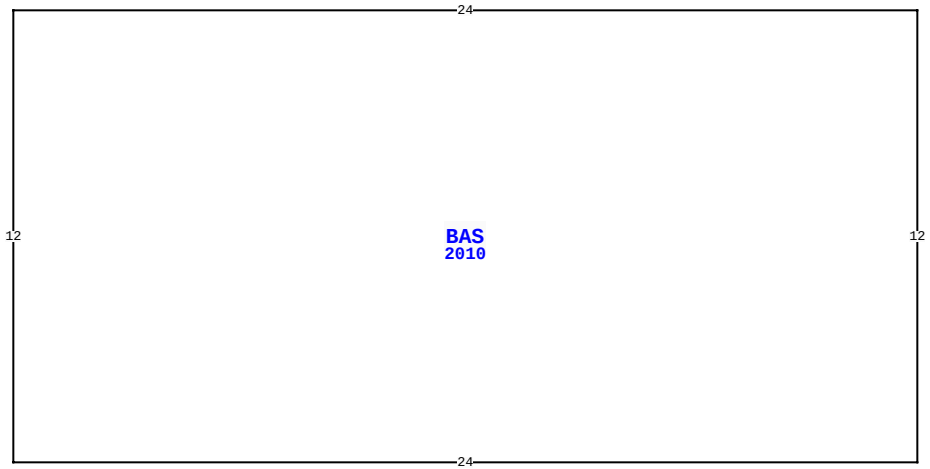
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	288	19,394
TOTALS	288		288	19,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	288	83.6000	75.45	21,730	2000	2000	0	0	0	10.75	89.25

1 SINGLE FAM – 0% - 0 Heated Area: 288 HX Base Yr



85020 SCHUBERT RD, FERNANDINA BEACH

BLD DATE	12/07/2009	DJRK	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	19,394
TOTAL MARKET OB/XF VALUE	574
TOTAL LAND VALUE - MARKET	114,100
TOTAL MARKET VALUE	134,068
SOH/AGL Deduction	45,129
ASSESSED VALUE	88,939
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,939
TOTAL JUST VALUE	134,068
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1781/0852	3/02/2012	WD	U	I	11	35,000
GRANTOR: 16B SOUTHERN OAKS LLC						
GRANTEE: SANFORD JULIA						
1769/1759	12/13/2011	WD	U	I	12	17,600
GRANTOR: SYNOVUS BANK						
GRANTEE: 16B SOUTHERN OAKS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W24 S12 E24 N12$.

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	1242	WD DECK A	0	0	0	0	287.00	SF	10.00	10.00	100	2000	2000	3	20	574	

LAND DESCRIPTION

TOTAL OB/XF 574

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	0.76	AC		1.00	1.00	1.00	150,000.00	150,000.00	114,000							
2	009630	C	SWAMP	0			0.00	0.00	0.20	AC		1.00	1.00	1.00	500.00	500.00	100							

REVIEW DATE 06/15/2022 BY NWA Total Acres: 0.96 Total Land Value: 114,100 Market: 0 Agricultural: 0 Common: 114,100 PRINTED 08/02/2023 BY SYS