LOTS 15 & 16
IN OR 543/190 & OR 543/193
HOLLY POINT NORTH UNR

THEOBALD THOMAS ANDREW
96568 CALHOUN RD
FERNANDINA BEACH, FL 32034

**2023**

**36-2N-27-525N-0015-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0001 | VAC W/XFOB | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4004.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

2901 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 6,000 |
| TOTAL LAND VALUE - MARKET | 304,850 |
| TOTAL MARKET VALUE | 310,850 |
| SOH/AGL Deduction | 181,017 |
| ASSESSED VALUE | 129,833 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 129,833 |
| TOTAL JUST VALUE | 310,850 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 199,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0543/0193 | 5/13/1988 | WD | U | V | 10 | 100 |
| GRANTOR: SHEFFIELD & LEE | | | | | | |
| GRANTEE: THEOBALD THOMAS | | | | | | |
| 0543/0190 | 5/13/1988 | WD | U | V | 10 | 7,500 |
| GRANTOR: SHEFFIELD & LEE | | | | | | |
| GRANTEE: THEOBALD THOMAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 0 | 0 | 3 | 100 | 6,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,000

| 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 | 1.83 | AC | | 1.00 | 1.00 | 0.80 | 150,000.00 | 120,000.00 | 219,600 | | | | | | | |
| 2 | 000102 | C | SFR/MH | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 85,000.00 | 85,000.00 | 85,000 | | | | | | | |
| 3 | 009630 | C | SWAMP | 0 | | | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 250 | | | | | | | |

REVIEW DATE 06/15/2022 BY NWA Total Acres: 2.33 Total Land Value: 304,850 Market: 0 Agricultural: 0 Common: 304,850 PRINTED 08/02/2023 BY SYS