LOT 17
IN OR 2030/1593
1998 GNRL DW/MH

WEIBLE PHILLIP R &/CHAN LAI M
85047 SCHUBERT ROAD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525N-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

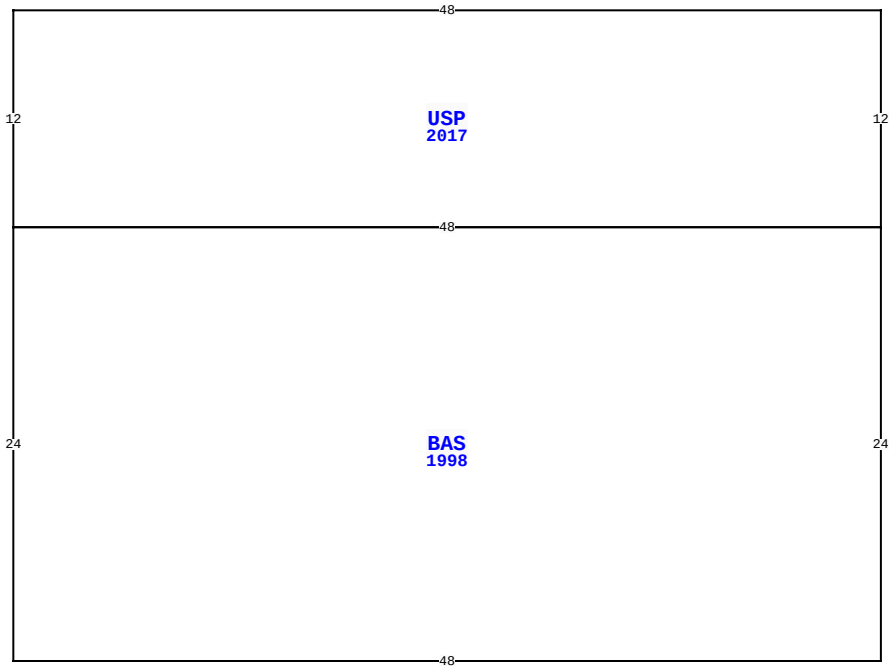
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	38,249
USP	576	50	288	9,562
TOTALS	1,728		1,440	47,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	107.8000	75.46	108,662	1998	1998	0	0	0	56.00	44.00

2 M/H 94+ – 0% - 0 Heated Area: 1152 HX Base Yr



85047 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	47,811
TOTAL MARKET OB/XF VALUE	6,955
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	139,766
SOH/AGL Deduction	45,892
ASSESSED VALUE	93,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,874
TOTAL JUST VALUE	139,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4951	CO ISSUED	0	06/01/2007
MH4951	MH MOVE-ON	0	06/01/2007
M13000	MECH OTHER	0	06/01/2007
P12467	OTHER	0	06/01/2007
7270	MH MOVE-ON	250	05/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2030/1593	2/18/2016	WD	Q	I	01	55,000
GRANTOR: BLACKBURN JAMES ALBER						
GRANTEE: WEIBLE PHILLIP R &						
1501/0244	5/24/2007	WD	Q	I		65,000
GRANTOR: KOHLENBERGER JEFFERY						
GRANTEE: BLACKBURN JAMES A						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2017] N12 W48 S12 E48$ BAS=[YR=1998] W48 S24 E48 N24 $.

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	0681	POLE SHED	0	0	24	30	720.00	SF	15.00	15.00	100	1990	1990	3	20	2,160	
2	0940	SHEDS/PORT	0	0	20	18	360.00	SF	18.00	18.00	100	2015	2015	3	74	4,795	

LAND DESCRIPTION

TOTAL OB/XF 6,955

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 02/06/2018 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS