BLOCK 1 LOT 6
R567908 & R567909
IN OR 1207/974

PITTMAN DANNY & WINONA
85401 SCHUBERT RD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525P-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

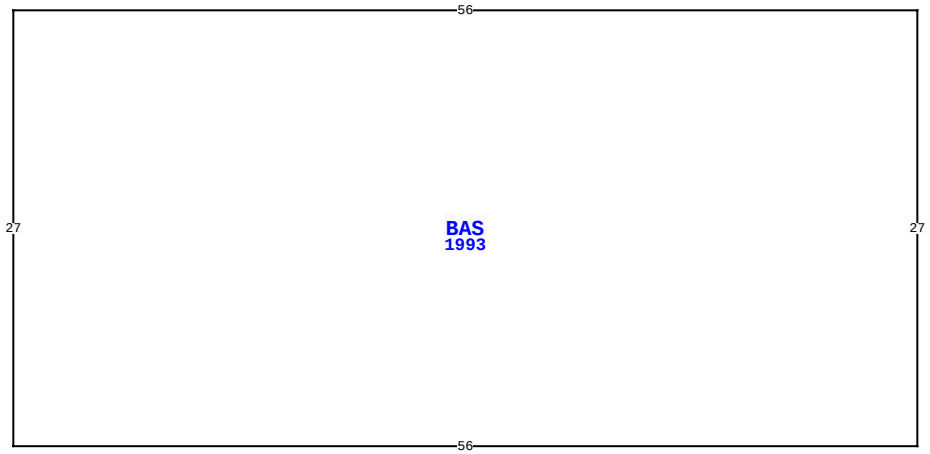
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,512	100	1,512	36,442
TOTALS	1,512		1,512	36,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,512	123.6000	80.34	121,474	1992	1992	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1512 HX Base Yr



85401 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		36,442
TOTAL MARKET OB/XF VALUE		2,309
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		123,751
SOH/AGL Deduction		85,783
ASSESSED VALUE		37,968
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,968
TOTAL JUST VALUE		123,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25359	ELEC OTHER	0	08/01/2012
B24982	XFOB	6,250	07/01/2011
9060	MH MOVE-ON	35,000	09/30/1992
7061	ADDITION	5,780	03/07/1991
7638	MH MOVE-ON	4,500	01/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1207/0974	2/10/2004	QC	U	I	06	3,000
GRANTOR: NUNEZ HILDA L & JAMES						
GRANTEE: PITTMAN DANNY & WIN						
0730/1249	5/31/1995	WD	U	I	10	3,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: NUNEZ JAMES & HILDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E56 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
2	1242	WD DECK A	0	100	10	27	270.00	SF	10.00	10.00	100	1995	1995	3	20	540	
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	20.10	20.10	100	2011	2011	3	55	1,769	

LAND DESCRIPTION

TOTAL OB/XF 2,309

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	100	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 10/16/2017 BY SBX Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS