

BLOCK 1 LOTS 9 & 10
IN OR 1565/1128
R106732 & 106733

AUSTIN LVG TRUST/AUSTIN NELDA N TRUSTEE
85309 SCHUBERT ROAD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525P-0001-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	01	NONE 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
BUD8 Adjustme	04	DIST 01 100

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	25,025
FOP	32	30	10	217
FOP	50	30	15	326
FSP	153	60	92	1,999
FSP	180	60	108	2,346
FST	120	65	78	1,694

TOTALS	1,687		1,455	31,607
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
5	0811	CONCRETE B	0	100	0	0	1,548.00	SF	5.20	5.20
6	0940	SHEDS/PORT	0	100	20	8	160.00	SF	20.10	20.10
7	0680	POLE SHED	0	100	8	9	72.00	SF	10.00	10.00
8	0680	POLE SHED	0	100	18	16	288.00	SF	10.00	10.00
9	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00
10	0680	POLE SHED	0	100	6	16	96.00	SF	10.00	10.00
11	0680	POLE SHED	0	100	6	16	96.00	SF	10.00	10.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT
2	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT

REVIEW DATE 01/31/2020 BY NWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,455	111.4000	72.41	105,357	1980	1980	0	0	0	70.00	30.00
1 M/H 93- - 100% - 2008 Heated Area: 1152 HX Base Yr												
BLD DATE	04/10/2015						KK	LGL DATE				
XF DATE								LAND DATE	05/26/2023			
INC DATE								AG DATE				

85309 SCHUBERT RD, FERNANDINA BEACH

L N	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
5	0811	CONCRETE B	0	100	0	0	1,548.00	SF	5.20	5.20	100	1989	1989	3	59.5	4,790	
6	0940	SHEDS/PORT	0	100	20	8	160.00	SF	20.10	20.10	100	1989	1989	3	20	643	
7	0680	POLE SHED	0	100	8	9	72.00	SF	10.00	10.00	100	1989	1989	3	20	144	
8	0680	POLE SHED	0	100	18	16	288.00	SF	10.00	10.00	100	1989	1989	3	20	576	
9	0940	SHEDS/PORT	0	100	8	16	128.00	SF	30.00	30.00	100	1995	1995	3	20	768	
10	0680	POLE SHED	0	100	6	16	96.00	SF	10.00	10.00	100	1995	1995	3	24	230	
11	0680	POLE SHED	0	100	6	16	96.00	SF	10.00	10.00	100	1995	1995	3	24	230	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT
2	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT

Total Acres: 0.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
VALUATION BY												STANDARD
Tax Group: 4												Tax Dist:
BUILDING MARKET VALUE												31,607
TOTAL MARKET OB/XF VALUE												7,381
TOTAL LAND VALUE - MARKET												170,000
TOTAL MARKET VALUE												208,988
SOH/AGL Deduction												65,830
ASSESSED VALUE												143,158
TOTAL EXEMPTION VALUE												13
BASE TAXABLE VALUE												0
TOTAL JUST VALUE												208,988
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												126,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1565/1128	5/08/2008	WD	U	I	01	100	
GRANTOR: AUSTIN WALTER A & NEL							
GRANTEE: AUSTIN WALTER A & N							
0706/1501	6/10/1994	WD	U	I	10	13,000	
GRANTOR: SHEFFIELD WM F ETAL							
GRANTEE: AUSTIN WALTER & NEL							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W18 FSP=[YR=2009] N10 W4 FOP=[YR=2009] N5 W10 S5 E10 \$ W14 FST=[YR=2009] W12 S10 E12 N10 \$ S10 E18 \$ W30 S24 E15 FSP=[YR=2009] S9 E17 N1 FOP=[YR=2009] E4 N8 W4 S8 \$ N8 W17 \$ E33 N24 \$.									

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