

PT OF LOT 4 (S-11)
IN OR 2408/1187
SUB OF S0 PT SEC 12 DB 39/292

SCHOEN FAMILY TRUST/SCHOEN RAYMOND E TRUSTEE
1208 MANUCY RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0004-0110



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD4 Adjustme	50	. 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	203	15	30	5,159
BAS	1,276	100	1,276	219,412
DCK	115	10	12	2,063
FOP	84	30	25	4,299
FOP	145	30	44	7,566
FOP	114	30	34	5,847
FUS	1,403	100	1,403	241,250
UDG	660	55	363	62,419

TOTALS	4,000		3,187	548,014
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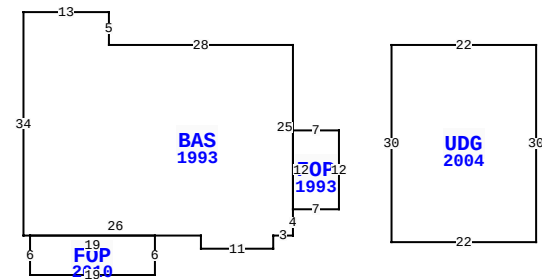
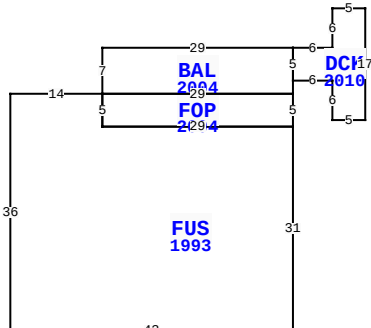
EXTRA FEATURES

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	40	1,400	
2	0855	CONC PAVER	0	100	0	0	1,630.00	SF	7.00	7.00	100	2011	2011	3	92	10,497	
3	0300	BOAT DCK W	0	100	0	0	1,575.00	SF	40.00	40.00	100	2004	2004	3	36	22,680	
4	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	2004	2004	3	36	1,872	
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2004	2004	3	22	330	
6	0300	BOAT DCK W	0	100	0	0	690.00	SF	40.00	40.00	100	2009	2009	3	56	15,456	
7	0336	JSKI FLT60	0	100	0	0	1.00	UT	1,160.00	1,160.00	100	2009	2009	3	40	464	
8	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2009	2009	3	40	920	
9	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2004	2004	3	22	880	
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2009	2009	3	40	600	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100	0006	RSF	1105.00	214.00	107.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	802,500							

MARKET ADJUSTMENTS														HEATED AREA: 2679		HX Base Yr 2013	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND					
0900	01	3,187	155.0000	193.75	617,481	1977	2000	0	0	0	11.25	88.75					
1 SNGL FAM - 100% - 2013																	



1208 MANUCY RD, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY										PAGE 1 of 2		8
VALUATION SUMMARY										STANDARD		
VALUATION BY										Tax Group: 8		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										548,014		
TOTAL LAND VALUE - MARKET										79,717		
TOTAL MARKET VALUE										802,500		
SOH/AGL Deduction										431,246		
ASSESSED VALUE										998,985		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										948,985		
TOTAL JUST VALUE										1,430,231		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,412,599		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23745	DEMOLITION	3,000	06/01/2010
B22350	XFOB	1,500	03/01/2009
R002253	REPAIR/RRF	2,300	01/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/1187	7/29/2020	SW	U	I	11	100

GRANTOR: SCHOEN RAYMOND E & AU
GRANTEE: SCHOEN FAMILY TRUST
1794/0459 5/22/2012 WD Q I 02 1,120,000
GRANTOR: JASINSKY BRUCE A & PA
GRANTEE: SCHOEN RAYMOND E &

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W28 N5 W13 S34 E1 FOP=[YR=2010] S6 E19 N6 W19
\$E26 S2 E11 N2 E3 N4 FOP=[YR=1993] E7 N12 W7 S12 \$ N25 \$
PTR= N15 FUS=[YR=1993] N31 FOP=[YR=2004] N5 BAL=[YR=2004]
N2 DCK=[YR=2010] E6 S6 E5 N17 W5 S6 W6 S5\$ N5 W29 S7 E29 \$
W29 S5 E29 \$ W29 N5 W14 S36 E43\$ S15 \$ PTR= E15 UDG=[YR=2004]
E22 S30 W22 N30 \$ W15 \$.

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