

ROZIER PATRICIA G
85488 SCHUBERT ROAD
FERNANDINA BEACH, FL 32034

36-2N-27-525N-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03AVERAGE 100 GABLE/HIP 100

Roof Cover Interior Wall03COMP SHNGL 100 DRYWALL 100

Interior Floor14CARPET 100

Air Condition01NONE 100

Heating Type Bedrooms02CONVECTION 100 2 100

Bathrooms Frame Stories02WOOD FRAME 100 1. 1. 100

Units BUD8 Adjustme Occupancy000 100 04DIST 01 100 00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4004.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS96010096078,342

TOTALS96096078,342

EXTRA FEATURES85488 SCHUBERT RD, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10681POLE SHED0100830240.00SF15.0015.0010019831983320720

20940SHEDS/PORT01002030600.00SF20.1020.10100198319833202,412

LAND DESCRIPTIONTOTAL OB/XF3,132

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000116CSFR MARSH100OR0.000.000.55AC1.001.001.00150,000.00150,000.0082,500

2009630C SWAMP100OR0.000.000.68AC1.001.001.00500.00500.00340

REVIEW DATE02/16/2023BYNWA

Total Acres: 1.23Total Land Value: 82,840Market: 0Agricultural: 0Common: 82,840PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

010001960104.760099.5295,539198019800018.0082.00

1 SINGLE FAM - 100% - 2016Heated Area: 960HX Base Yr

BAS1993

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/26/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE78,342

TOTAL MARKET OB/XF VALUE3,132

TOTAL LAND VALUE - MARKET82,840

TOTAL MARKET VALUE164,314

SOH/AGL Deduction19,131

ASSESSED VALUE145,183

TOTAL EXEMPTION VALUE13145,183

BASE TAXABLE VALUE0

TOTAL JUST VALUE164,314

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE160,629

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

2166/103712/15/2017WDUII1130,000

GRANTOR: GRAVES J L & CORNELIA

GRANTEE: MCLENNAN ROBERT A &

1491/18194/11/2007QCUII01100

GRANTOR: ROZIER DANNY D & PATR

GRANTEE: ROZIER DANNY D & PA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S24 E40 N24\$.