LOT 6
HOLLY POINT NORTH UNR

NEWTON CLAUDINE N L/E/
85304 SCHUBERT ROAD
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525N-0006-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

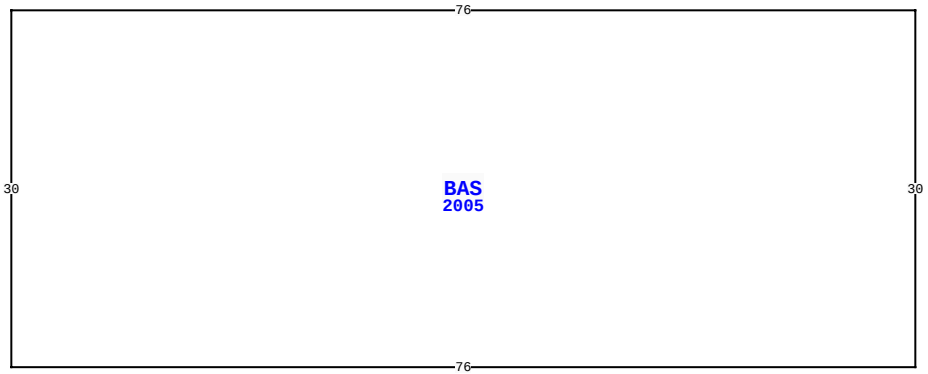
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	110,069
TOTALS	2,280		2,280	110,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	119.2000	89.40	203,832	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2006 Heated Area: 2280 HX Base Yr 2006



85304 SCHUBERT RD, FERNANDINA BEACH

BLD DATE	04/10/2015 KK	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		110,069
TOTAL MARKET OB/XF VALUE		2,986
TOTAL LAND VALUE - MARKET		145,650
TOTAL MARKET VALUE		258,705
SOH/AGL Deduction		123,520
ASSESSED VALUE		135,185
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,185
TOTAL JUST VALUE		258,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23739	ADDITION	2,998	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2257/0030	2/15/2019	LE	U	I	11	100
GRANTOR: NEWTON CLAUDINE N						
GRANTEE: RENSHAW CLAY ALLEN						
1248/0996	7/27/2004	QC	U	I	07	100
GRANTOR: AUSTIN STUART RAY						
GRANTEE: NEWTON ROBERT & CLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W76 S30 E76 N30$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	2007	2007	3	31	897	
2	0350	CARPORT WD	0	100	12	19	228.00	SF	8.58	8.58	100	2007	2007	3	31	606	
3	0681	POLE SHED	0	100	12	3	36.00	SF	15.00	15.00	100	2007	2007	3	48	259	
4	1242	WD DECK A	0	100	0	0	272.00	SF	10.00	10.00	100	2010	2010	3	45	1,224	

LAND DESCRIPTION

TOTAL OB/XF 2,986

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	000116	C	SFR MARSH	100	0006	OR	0.00	0.00	0.97	AC		1.00	1.00	1.00	150,000.00	150,000.00	145,500							
2	009630	C	SWAMP	100		OR	0.00	0.00	0.30	AC		1.00	1.00	1.00	500.00	500.00	150							

REVIEW DATE 01/31/2020 BY NWA Total Acres: 1.27 Total Land Value: 145,650 Market: 0 Agricultural: 0 Common: 145,650 PRINTED 08/06/2024 BY SYS