LOT 7
IN OR 2350/297
HOLLY POINT NORTH UNR

WILDER JOHN A/LEMERY AMY L
2854 PARK SQUARE PL E
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525N-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

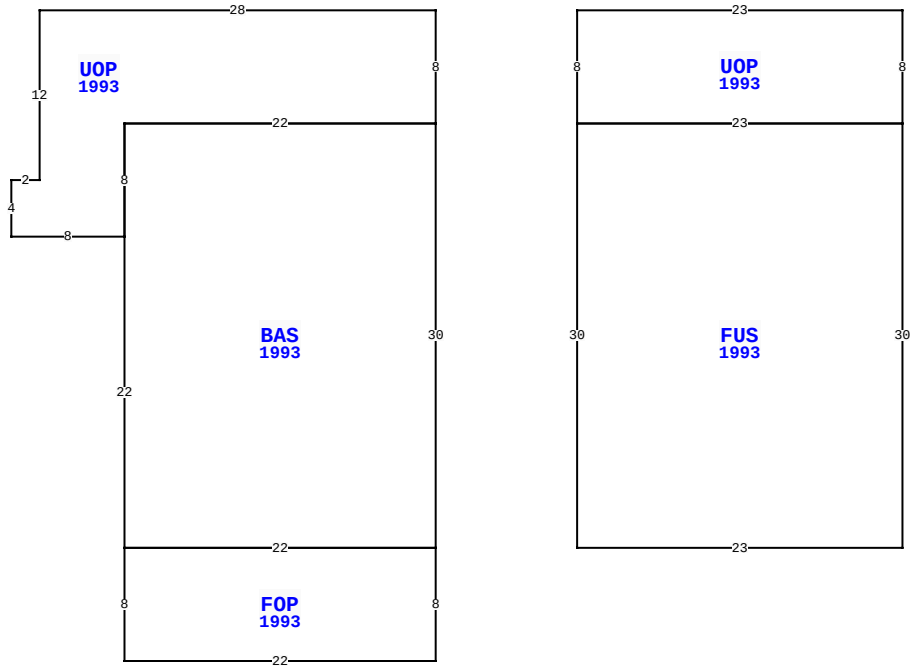
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	660	59,576
FOP	176	30	53	4,784
FUS	690	100	690	62,284
UOP	184	20	37	3,340
UOP	280	20	56	5,055
TOTALS	1,990		1,496	135,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,496	117.3000	111.44	166,714	1985	1985	0	0	0	19.00	81.00

1 SINGLE FAM – 0% - 0 Heated Area: 1350 HX Base Yr



85274 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	135,038
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	157,630
TOTAL MARKET VALUE	292,668
SOH/AGL Deduction	87,629
ASSESSED VALUE	205,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,039
TOTAL JUST VALUE	292,668
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3052	NEW CONSTR	1,800	05/18/1989
2460	H/AC	2,400	02/15/1989
4323	NEW CONSTR	30,680	08/26/1987
3800	NEW CONSTR	30,680	01/02/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2350/0297	3/25/2020	WD	U	I	37	129,700
GRANTOR: MITCHELL CAITLIN D						
GRANTEE: WILDER JOHN A & AMY						
1975/1301	4/15/2015	SW	U	I	12	75,000
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: MITCHELL CAITLIN D						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W28 S12 W2 S4 E8 BAS=[YR=1993] S22
FOP=[YR=1993] S8 E22 N8 W22$ E22 N30W22 S8$ N8 E22 N8$
PTR=E10 UOP=[YR=1993] E23 S8 FUS=[YR=1993] S30 W23 N30 E23$
W23 N8$ W10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0	0006	OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	150,000.00	150,000.00	157,500							
2	009630	C	SWAMP	0		OR	0.00	0.00	0.26	AC		1.00	1.00	1.00	500.00	500.00	130							

REVIEW DATE 03/20/2019 BY SBA Total Acres: 1.31 Total Land Value: 157,630 Market: 0 Agricultural: 0 Common: 157,630 PRINTED 08/06/2024 BY SYS