LOTS 15 & 16
IN OR 543/190 & OR 543/193 &
LOT 19 IN OR 654/775

THEOBALD THOMAS ANDREW
96568 CALHOUN RD
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525N-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	425,650
TOTAL MARKET VALUE	431,650
SOH/AGL Deduction	202,319
ASSESSED VALUE	229,331
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,331
TOTAL JUST VALUE	431,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0654/0775	4/10/1992	WD	U	V	10	6,750
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: THEOBALD THOMAS A						
0543/0193	5/13/1988	WD	U	V	10	100
GRANTOR: SHEFFIELD & LEE						
GRANTEE: THEOBALD THOMAS						

2901 SCHUBERT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	05/26/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 6,000

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		OR	0.00	0.00	2.83	AC		1.00	1.00	0.80	150,000.00	120,000.00	339,600							
2	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							
3	009630	C	SWAMP	0		OR	0.00	0.00	2.10	AC		1.00	1.00	1.00	500.00	500.00	1,050							

REVIEW DATE 06/15/2022 BY NWA Total Acres: 4.93 Total Land Value: 425,650 Market: 0 Agricultural: 0 Common: 425,650 PRINTED 08/06/2024 BY SYS