LOT 47
IN OR 1407/1327
2007 HOMI DW/MH

FREEMAN JOHN SPURGEON JR
85199 SCHUBERT RD
FERNANDINA BEACH, FL 32034

2024

36-2N-27-525N-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	05	Quality Level 05

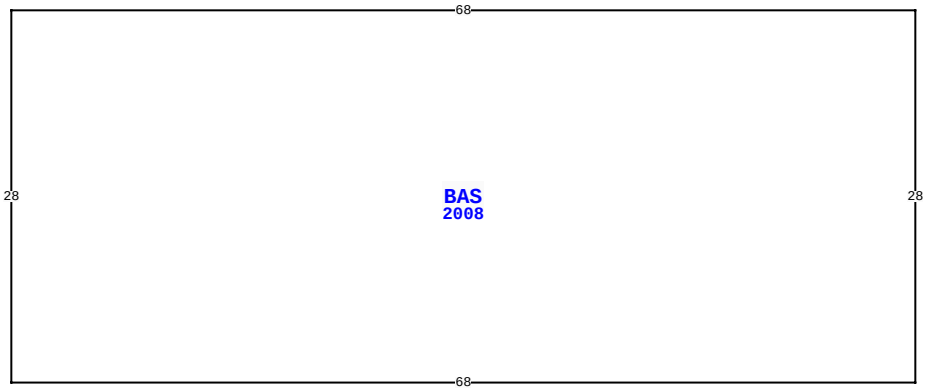
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1,904	124,517
TOTALS	1,904		1,904	124,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,904	140.6400	105.48	200,834	2008	2008	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 0 Heated Area: 1904 HX Base Yr



85199 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		124,517
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		209,517
SOH/AGL Deduction		108,053
ASSESSED VALUE		101,464
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		51,464
TOTAL JUST VALUE		209,517
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH5095	CO ISSUED	0	09/19/2008
E21010	ELEC OTHER	0	07/01/2008
M13974	MECH OTHER	0	07/01/2008
P13335	OTHER	0	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/1327	4/27/2006	WD	U	I	10	21,900
GRANTOR: HICKS SUSAN E						
GRANTEE: FREEMAN JOHN S JR						
0754/0310	3/15/1996	WD	U	I	10	4,300
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: HICKS SUSAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W68 S28 E68 N28 $.

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/18/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/06/2024 BY SYS