

LOT 34A
THE VILLAGE @ MARSH LAKES
PB 5/355

SCHOBER PATRICIA & THOMAS G JOINT TRUST/SCHOBER TH
1340 N DOUSMAN RD
OCONOMOWOC, WI 53066

2024

37-2N-28-227V-034A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4015.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100	1,449	147,708
FGR	480	55	264	26,912
FOP	75	30	22	2,243
FUS	287	100	287	29,256
PTO	94	5	5	509

TOTALS	2,385		2,027	206,629
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	546.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	2,027	120.9075	114.86	232,821	1995	2000	0	0	11.25	88.75
1 TOWNHOUSE - 0% - 0											
Heated Area: 1736											
HX Base Yr											

92012 SECRET COVE CT, FERNANDINA BEACH	BLD DATE	LGL DATE	03/19/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0811	CONCRETE B	0	0	0	0	546.00	SF	5.20	5.20	100	1995	1995	3	70	1,987	
3	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	100	1998	1998	3	75	507	

TOTAL OB/XF											
5,189											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY											STANDARD
Tax Group: 7											Tax Dist:
BUILDING MARKET VALUE											206,629
TOTAL MARKET OB/XF VALUE											5,189
TOTAL LAND VALUE - MARKET											100,000
TOTAL MARKET VALUE											311,818
SOH/AGL Deduction											12,799
ASSESSED VALUE											299,019
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											299,019
TOTAL JUST VALUE											311,818
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											288,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1704313	REPAIR/RRF	4,000	05/16/2017
M1622624	H/AC	0	04/20/2016
9501624	NEW CONSTR	68,680	01/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2343/1187	2/27/2020	WD	Q	I	02	269,000	
GRANTOR: GINGHER BARBARA L							
GRANTEE: SCHOBER PATRICIA &							
1193/1017	12/05/2003	WD	Q	I		170,400	
GRANTOR: MANKOVICH KATHRYNANN							
GRANTEE: GINGHER BARBARA L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1995] W20 S24 BAS=[YR=1995] W4 S46 FOP=[YR=1995] S6 E15 U1 L1 N1 L5 U4 W9\$ E9 D4 R5 S1 D3 R3 E8 U3 R3 N15 E2 N28 W2 N4 PTO=[YR=1995] R6 U6 N6 W10 S8 D4 R4 \$ U4 L4 W20\$ E20 N24\$ PTR= E20 FUS=[YR=1995] E12 S7 E5 S7 W5 S7 W12N21 \$ W20 \$.											