

LOTS 5 6 & 7
IN OR 2687-1917
DAVID B MITCHELL SUB UNR

SCHOLZ FRANCIS & JOAN CAROL
122 PELICAN RD
TAVERNIER, FL 33070

2024

45-2N-28-5070-0006-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LVT/LAMMT 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

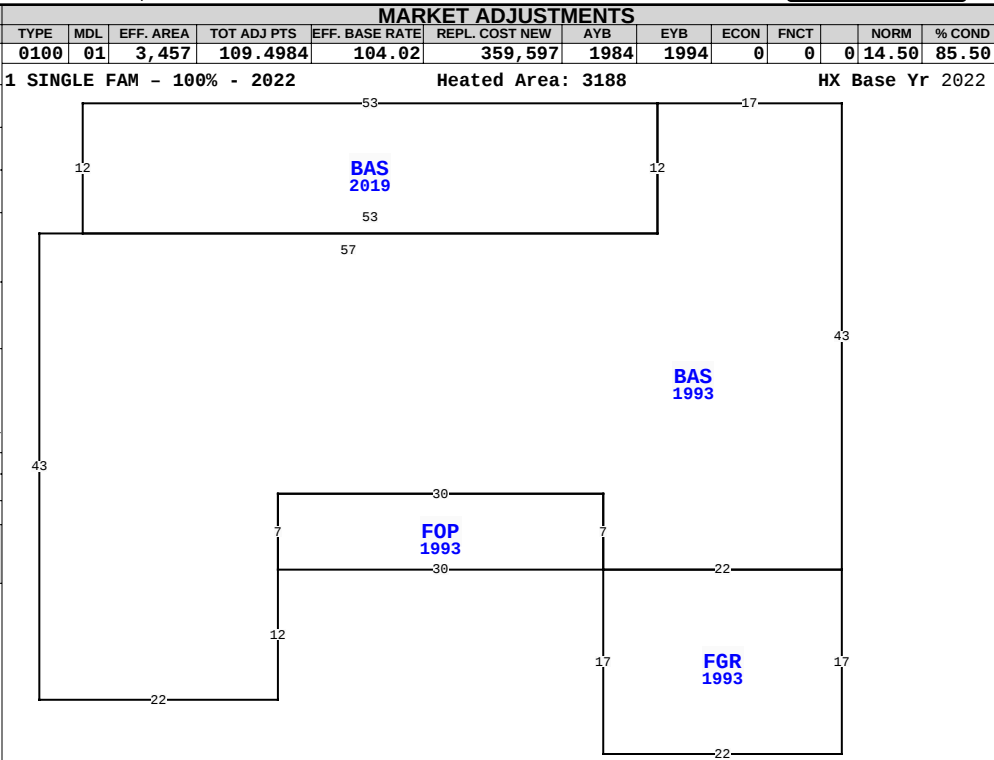
Quality	05	Quality Level 05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,552	100	2,552	226,967
BAS	636	100	636	56,564
FGR	374	55	206	18,321
FOP	210	30	63	5,603

TOTALS	3,772	3,457	307,455
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	0	0	0	147.00	SF	6.50
3	0510	GARAGE WD-	0	100	28	36	1,008.00	SF	26.25
4	0812	CONCRETE C	0	100	0	0	3,165.00	SF	4.00
5	0861	POOL GUNIT	0	100	0	0	720.00	SF	85.00
6	0850	PEBBLE WLK	0	100	0	0	1,402.00	SF	2.10
7	0810	CONCRETE A	0	100	17	25	425.00	SF	6.50
8	0810	CONCRETE A	0	100	24	10	240.00	SF	6.50
9	0300	BOAT DCK W	0	100	0	0	1,890.00	SF	40.00
10	0350	CARPORT WD	0	100	24	14	336.00	SF	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	SFR MARSH	100		RSF-1	1200.00	255.00	200.00
2	000100	C	SFR	0		RSF-1			0.55



95001 LANIER RD, FERNANDINA BEACH	BLD DATE	LGL DATE	05/30/2023	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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
2	0810	CONCRETE A	0	0	0	0	147.00	SF	6.50	6.50	100	2005	2005	3	86	822	
3	0510	GARAGE WD-	0	100	28	36	1,008.00	SF	26.25	26.25	100	1984	1984	3	20	5,292	
4	0812	CONCRETE C	0	100	0	0	3,165.00	SF	4.00	4.00	100	2002	2002	3	82	10,381	
5	0861	POOL GUNIT	0	100	0	0	720.00	SF	85.00	85.00	100	1990	1990	3	20	12,240	
6	0850	PEBBLE WLK	0	100	0	0	1,402.00	SF	2.10	2.10	100	1990	1990	3	59.5	1,752	
7	0810	CONCRETE A	0	100	17	25	425.00	SF	6.50	6.50	100	2017	2017	3	97	2,680	
8	0810	CONCRETE A	0	100	24	10	240.00	SF	6.50	6.50	100	2017	2017	3	97	1,513	
9	0300	BOAT DCK W	0	100	0	0	1,890.00	SF	40.00	40.00	100	2017	2017	3	84	63,504	
10	0350	CARPORT WD	0	100	24	14	336.00	SF	13.00	13.00	100	2017	2017	3	78	3,407	

TOTAL OB/XF														103,551			
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL					
	RSF-1	1200.00	255.00	200.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	6					
	RSF-1			0.55	AC		1.00	1.00	1.00	75,000.00	75,000.00						

NASSAU COUNTY PROPERTY										PAGE 1 of 2	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										454,667	
TOTAL MARKET OB/XF VALUE										107,751	
TOTAL LAND VALUE - MARKET										641,250	
TOTAL MARKET VALUE										1,203,668	
SOH/AGL Deduction										296,524	
ASSESSED VALUE										907,144	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										857,144	
TOTAL JUST VALUE										1,203,668	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2687/1917	1/04/2024	WD	Q	I	03	1,425,000	
GRANTOR: MULHOLLAND TERESA & W							
GRANTEE: SCHOLZ FRANCIS & JO							
2435/0384	2/17/2021	WD	Q	I	01	800,000	
GRANTOR: BELL CARLTON T & TERR							
GRANTEE: MULHOLLAND TERESA &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=0,0] W17 S12 W57 S43 E22 N12 N7 E30 S7 E22 N43 \$									
BAS=[YR=2019;ORIG=-17,0] W53 S12 E53 N12 \$									
FGR=[YR=1993;ORIG=-22,43] S17 E22 N17 W22 \$									
FOP=[YR=1993;ORIG=-52,43] E30 N7 W30 S7 \$									

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