

PT OF LOT 4 (S-11)
IN OR 2408/1187
SUB OF S0 PT SEC 12 DB 39/292

SCHOEN FAMILY TRUST/SCHOEN RAYMOND E TRUSTEE
1208 MANUCY RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0004-0110



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		8							
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
Exterior Wall		05	AVERAGE 100		0900	01	3,187	155.0000	204.60	652,060	1977	2000	0	0	0	11.75	88.25	VALUATION BY					STANDARD																
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2013										Heated Area: 2679										HX Base Yr 2013					Tax Group: 8					Tax Dist:				
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										575,443														
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										73,427														
Interior Floo		13	LVT/LAMNT 50												TOTAL LAND VALUE - MARKET										856,000														
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE										1,504,870														
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										476,914														
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										1,027,956														
Bedrooms			2 100												TOTAL EXEMPTION VALUE										HX HB					50,722									
Bathrooms			2.5 100												BASE TAXABLE VALUE										977,234														
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										1,504,870														
Stories		2.	2. 100												NCON VALUE										0														
Units		0	0 100												INCOME VALUE																								
BUD4 Adjustme		50	. 100												PREVIOUS YEAR MKT VALUE										1,430,231														
Occupancy		00	NONE 100																																				
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA		03																																		
NEIGHBORHOOD/LOC		3027.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAL	203	15	2004	30	5,417																																		
BAS	1,276	100	1993	1,276	230,394																																		
DCK	115	10	2010	12	2,167																																		
FOP	84	30	1993	25	4,514																																		
FOP	145	30	2004	44	7,944																																		
FOP	114	30	2010	34	6,139																																		
FUS	1,403	100	1993	1,403	253,325																																		
UDG	660	55	2004	363	65,543																																		
TOTALS	4,000			3,187	575,443																																		
EXTRA FEATURES						1208 MANUCY RD, FERNANDINA BEACH										BLD DATE										LGL DATE													
																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	1977	1977	3	38	1,330																							
2	0855	CONC PAVER	0	100	0	0	1,630.00	SF	7.00	7.00	100	2011	2011	3	91	10,383																							
3	0300	BOAT DCK W	0	100	0	0	1,575.00	SF	40.00	40.00	100	2004	2004	3	32	20,160																							
4	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	2004	2004	3	32	1,664																							
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2004	2004	3	21	315																							
6	0300	BOAT DCK W	0	100	0	0	690.00	SF	40.00	40.00	100	2009	2009	3	52	14,352																							
7	0336	JSKI FLT60	0	100	0	0	1.00	UT	1,160.00	1,160.00	100	2009	2009	3	35	406																							
8	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2009	2009	3	35	805																							
9	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2004	2004	3	21	840																							
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2009	2009	3	35	525																							
LAND DESCRIPTION						TOTAL OB/XF										50,780																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000132	C	RES RIVER	100	0006	RSF-	1105.00	214.00	107.00	FF		1.00	1.00	1.00	8,000.00	8,000.00	856,000																						

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