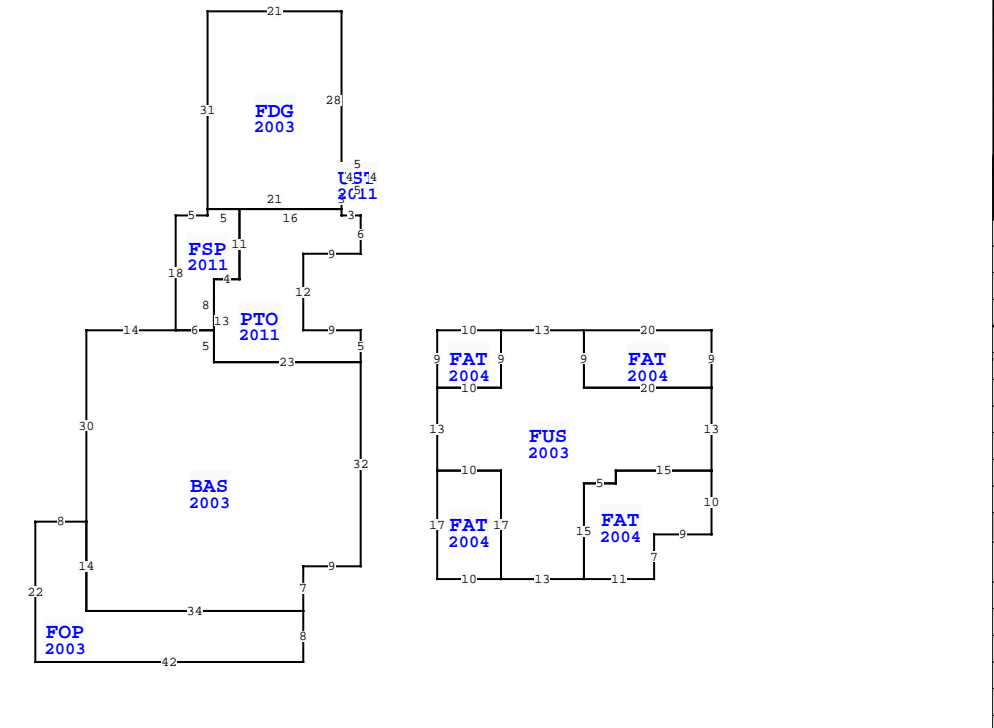


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	11	3,377	136.0018	214.88	725,650	2003	2008	0	0	0	7.50	92.50



NASSAU COUNTY PROPERTY			PAGE 1 of 2	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		671,226		
TOTAL MARKET OB/XF VALUE		23,557		
TOTAL LAND VALUE - MARKET		300,000		
TOTAL MARKET VALUE		994,783		
SOH/AGL Deduction		557,349		
ASSESSED VALUE		437,434		
TOTAL EXEMPTION VALUE		HX HB 50,722		
BASE TAXABLE VALUE		386,712		
TOTAL JUST VALUE		994,783		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		905,688		

Quality		03 Quality Level 03			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC		1031.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	2003	1,714	340,681
FAT	90	20	2004	18	3,578
FAT	170	20	2004	34	6,758
FAT	180	20	2004	36	7,156
FAT	267	20	2004	53	10,535
FDG	651	60	2003	391	77,717
FOP	448	30	2003	134	26,634
FSP	153	40	2011	61	12,125
FUS	907	100	2003	907	180,279
PTO	397	5	2011	20	3,976
TOTALS	4,997			3,377	671,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210705	REPAIR/RRF	0	09/09/2021
20111470	XFOB	3,900	08/26/2011
20111413	SWIM POOL	19,000	08/18/2011
20111415	OTHER	1,000	08/18/2011
20021862	NEW CONSTR	226,000	10/31/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1097/0650	11/26/2002	WD	Q	V		59,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: SCHOENING DAVID & J						
1097/0648	11/26/2002	WD	U	V	19	50,000
GRANTOR: AMELIA PARK DEVELOPME						
GRANTEE: BRYLEN HOMES LTD						

EXTRA FEATURES																
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	0810	CONCRETE A	0	100	25	30	SF	6.50	6.50	100	2003	2003	3	82	3,998	
2	0825	BRICK	0	100	37	2	SF	12.50	12.50	100	2003	2003	3	95	879	
3	0825	BRICK	0	100	3	6	SF	25.00	25.00	100	2003	2003	3	95	428	
4	0825	BRICK	0	100	3	6	SF	25.00	25.00	100	2003	2003	3	95	428	
5	0810	CONCRETE A	0	100	9	6	SF	6.50	6.50	100	2003	2003	3	82	288	
6	0861	POOL GUNIT	0	100	12	9	SF	170.00	170.00	100	2011	2011	3	60	11,016	
7	0877	JACUZZI	0	100	0	0	UT	1,000.00	1,000.00	100	2011	2011	3	45	450	
8	0871	POOL HTR R	0	100	0	0	UT	4,000.00	4,000.00	100	2011	2011	3	45	1,800	
9	0910	SCRN RM L	0	100	0	0	SF	15.00	15.00	100	2011	2011	3	45	3,409	
10	0479	VF PICKET	0	100	0	0	LF	10.00	10.00	100	2011	2011	3	78	312	

LAND USE												TOTAL OB/XF				23,008								
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	000100	C	RES	100	0003	R-2	0.00	0.00	60.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	300,000							

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/08/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
FDG=[YR=2003] W21 S31 FSP=[YR=2011] S1 W5 S18 BAS=[YR=2003] W14 S30 FOP=[YR=2003] W8 S22 E42 N8 W34 N14 \$ S14E34N7 E9 N32 PTO=[YR=2011] N5W9 N12E9N6 W3N1 W16S11 W4S13E23\$ W23 N5 W6 \$ E6 N8 E4 N11 W5 \$ E21 N3 UST=[YR=2011] E5N4W5S4\$ N28 \$ PTR= E15S50 FAT=[YR=2004] E10 FUS=[YR=2003] E13 FAT=[YR=2004] E20 S9 W20 N9 \$ S9 E20 S13 FAT=[YR=2004] S10 W9 S7 W11N15 E5 N2 E15 \$ W15 S2 W5 S15 W13 FAT=[YR=2004] W10 N17 E10 S17 \$ N17 W10 N13 E10 N9 \$ S9 W10 N9\$N50 W15 \$ .	

BLOCK 14 LOT 13  
 IN OR 1097/650  
 AMELIA PARK PHASE 1 UNIT 6

SCHOENING DAVID A & JENNIFER L  
 1905 FIELD STREET  
 FERNANDINA BEACH, FL 32034

**2025**

00-00-31-102P-0014-0130

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 671,226 TOTAL MARKET OB/XF VALUE 23,557 TOTAL LAND VALUE - MARKET 300,000 TOTAL MARKET VALUE 994,783 SOH/AGL Deduction 557,349 ASSESSED VALUE 437,434 TOTAL EXEMPTION VALUE HX HB 50,722 BASE TAXABLE VALUE 386,712 TOTAL JUST VALUE 994,783 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 905,688											
DOR CODE 0100 SINGLE FAMILY																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>   											
MAP NUM    MKT AREA    01																				<b>SALES DATA</b> OFF RECORD    DATE    TYPE    Q    V    RSN    SALE Number    INST    U    I    CD    PRICE 1097/0650    11/26/2002    WD    Q    V       59,500 GRANTOR: BRYLEN HOMES LTD GRANTEE: SCHOENING DAVID & J 1097/0648    11/26/2002    WD    U    V    19    50,000 GRANTOR: AMELIA PARK DEVELOPME GRANTEE: BRYLEN HOMES LTD											
NEIGHBORHOOD/LOC 1031.00																				<b>BUILDING NOTES</b>  											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															<b>BUILDING DIMENSIONS</b>  											
TOTALS																				BLD DATE    LGL DATE    05/08/2025    MLU XF DATE    LAND DATE INC DATE    AG DATE											
<b>EXTRA FEATURES</b>																															
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															
11	0476	VF 6 SBPL	0 100	0	0	22.00	LF	32.00	32.00	100	2011	2011	3	78	549																
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 549																					
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							
<b>REVIEW DATE</b> 11/30/2021 <b>BY</b> RKA    Total Acres: 0.00    Total Land Value: 300,000    Market: 0    Agricultural: 0    Common: 300,000 <b>PRINTED 07/30/2025 BY SYS</b>																															