

ROZIER PATRICIA G
85488 SCHUBERT ROAD
FERNANDINA BEACH, FL 32034

36-2N-27-525N-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										4						
Exterior Wall		05	AVERAGE 100		0100	01		960	104.7600		104.76		100,570	1980				0	0	0	18.25	81.75	VALUATION BY										STANDARD	
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2016										Heated Area: 960										HX Base Yr									
Roof Cover		03	COMP SHNGL 100		24 40 40 24 BAS 1993																													
Interior Wall		05	DRYWALL 100																															
Interior Floo		14	CARPET 100																															
Air Condition		01	NONE 100																															
Heating Type		02	CONVECTION 100																															
Bedrooms			2 100																															
Bathrooms			1 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units			0 100																															
BUD8 Adjustme		04	DIST 01 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												04																			
NEIGHBORHOOD/LOC		4004.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	960	100	1993	960	82,216																													
TOTALS		960			960	82,216																												
EXTRA FEATURES					85488 SCHUBERT RD, FERNANDINA BEACH										BLD DATE				LGL DATE		05/26/2023		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	0681	POLE SHED	0	100	8	30	240.00	SF	15.00	15.00	100	1983	1983	3	20	720																		
2	0940	SHEDS/PORT	0	100	20	30	600.00	SF	20.10	20.10	100	1983	1983	3	20	2,412																		
LAND DESCRIPTION					TOTAL OB/XF										3,132																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000116	C	RES MARSH	100		OR	0.00	0.00	0.55	AC		1.00	1.00	1.00	150,000.00	150,000.00	82,500																	
2	009630	C	SWAMP	100		OR	0.00	0.00	0.68	AC		1.00	1.00	1.00	500.00	500.00	340																	
REVIEW DATE	02/16/2023		BY	NWA	Total Acres: 1.23		Total Land Value: 82,840		Market: 0		Agricultural: 0		Common: 82,840		PRINTED 07/30/2025 BY SYS																			