LOT 8
IN OR 1445/1589
HOLLY POINT NORTH UNR

CREAMER CARL F
85244 SCHUBERT RD
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525N-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 100
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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

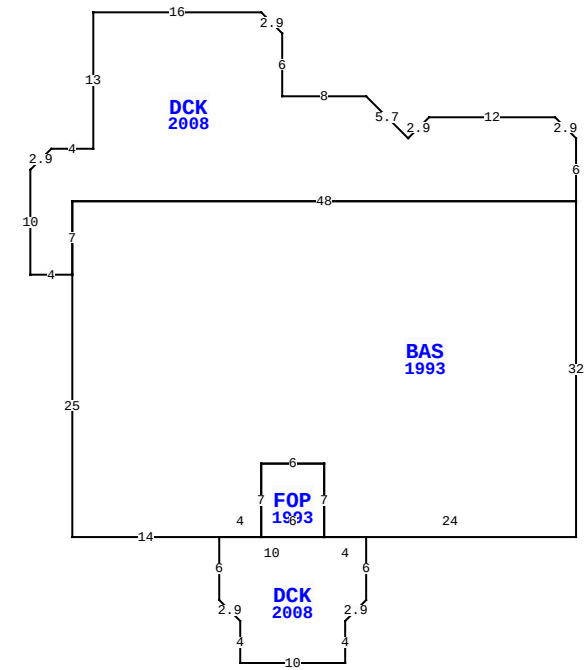
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,494	100	1993	1,494	132,006
DCK	148	10	2008	15	1,326
DCK	614	10	2008	61	5,390
FOP	42	30	1993	13	1,148
TOTALS	2,298			1,583	139,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,583	107.1000	107.10	169,539	1989	1989	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 2010 Heated Area: 1494 HX Base Yr 2010



85244 SCHUBERT RD, FERNANDINA BEACH

BLD DATE	03/18/2015 KK	LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		151,288
TOTAL MARKET OB/XF VALUE		293
TOTAL LAND VALUE - MARKET		151,650
TOTAL MARKET VALUE		303,231
SOH/AGL Deduction		147,772
ASSESSED VALUE		155,459
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,737
TOTAL JUST VALUE		303,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22321	GARAGE	23,760	03/01/2009
B21142	REMODEL	63,400	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/1589	9/20/2006	WD	Q	I		130,500
GRANTOR: BELLER ELIZABETH ANN						
GRANTEE: CREAMER CARL F						
0712/0045	8/24/1994	QC	Q	I	01	100
GRANTOR: BELLER ELIZABETH ANN						
GRANTEE: BELLER ELIZABETH AN						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2008] N6 U2 L2 W12 D2 L2 U4 L4 W8 N6 L2 U2 W16 S13 W4 D2 L2 S10 E4 BAS=[YR=1993] S25 E14 DCK=[YR=2008] S6 D2 R2 S4 E10 N4 R2 U2 N6 W4 FOP=[YR=1993] W6 N7 E6 S7 $ W10 $ E4 N7 E6 S7 E24 N32 W48 S7 $ N7 E48 $.

EXTRA FEATURES

LN	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	1242	WD DECK A	0	100	13	5	65.00	SF	10.00	10.00	100	2011	2011	3	45	293	

LAND DESCRIPTION

TOTAL OB/XF 293

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	150,000.00	150,000.00	151,500							
2	009630	C	SWAMP	100		OR	0.00	0.00	0.30	AC		1.00	1.00	1.00	500.00	500.00	150							

REVIEW DATE 01/31/2020 BY NWA Total Acres: 1.31 Total Land Value: 151,650 Market: 0 Agricultural: 0 Common: 151,650 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

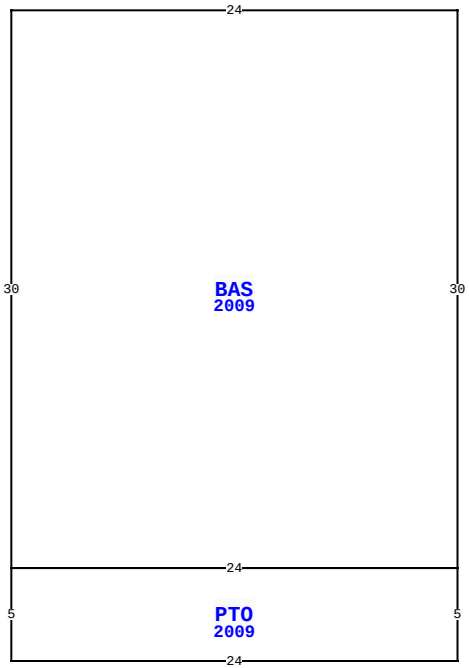
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2009	720	11,324
PTO	120	5	2009	6	94
TOTALS	840			726	11,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	726	53.1300	19.66	14,273	2009	2009	0	0	0	20.00	80.00

2 GARAGE RES – 100% - 2010 Heated Area: 720 HX Base Yr 2010



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0712/0045	8/24/1994	QC	Q	I	01	100
GRANTOR: BELLER ELIZABETH ANN						
GRANTEE: BELLER ELIZABETH AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W24 S30 PTO=[YR=2009] S5 E24 N5 W24 $ E24 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/31/2020 BY NWA Total Acres: 1.31 Total Land Value: 151,650 Market: 0 Agricultural: 0 Common: 151,650 PRINTED 07/30/2025 BY SYS