LOT 11
IN OR 880/1446
R788234 & R788235

STUBBS JAMES L
85108 SCHUBERT ROAD
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525N-0011-0000

BUILDING CHARACTERISTICS

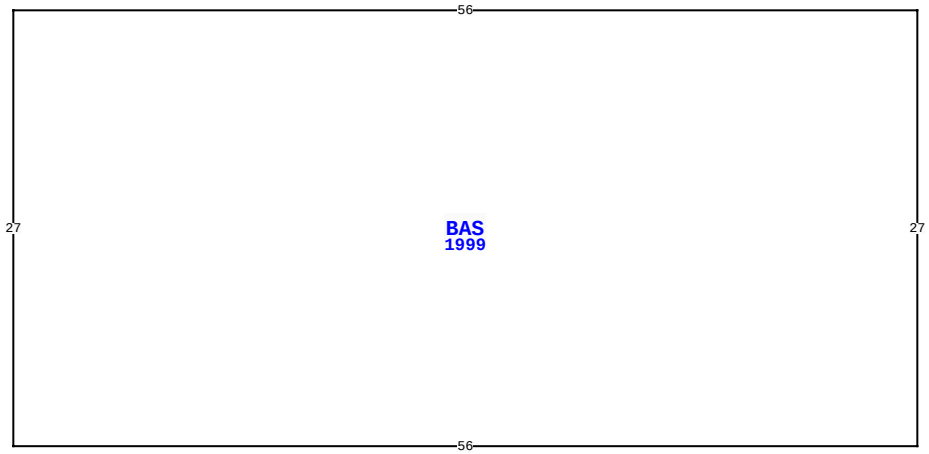
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,512	100	1999	1,512	72,835
TOTALS	1,512			1,512	72,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	123.2000	104.72	158,337	1996	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2000 Heated Area: 1512 HX Base Yr 2000



85108 SCHUBERT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		72,835
TOTAL MARKET OB/XF VALUE		3,223
TOTAL LAND VALUE - MARKET		159,200
TOTAL MARKET VALUE		235,258
SOH/AGL Deduction		145,817
ASSESSED VALUE		89,441
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,719
TOTAL JUST VALUE		235,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
99 2532	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0880/1446	4/28/1999	WD	U	V	07	100
GRANTOR: WELDON JAMES V						
GRANTEE: STUBBS JAMES L						
0855/0425	11/10/1998	WD	Q	V		16,000
GRANTOR: WELDON JAMES V						
GRANTEE: STUBBS JAMES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W56 S27 E56 N27$.

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	22	12	264.00	SF	10.00	10.00	100	1999	1999	3	20	528	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 3,223

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		OR	0.00	0.00	1.06	AC		1.00	1.00	1.00	150,000.00	150,000.00	159,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	0.40	AC		1.00	1.00	1.00	500.00	500.00	200							

REVIEW DATE 06/15/2022 BY NWA Total Acres: 1.46 Total Land Value: 159,200 Market: 0 Agricultural: 0 Common: 159,200 PRINTED 07/30/2025 BY SYS