LOT 12
R567815 & R567816
IN OR 653 PG 1197

FISHER GERALD P & REBECCA A
85062 SCHUBERT RD
FERNANDINA BEACH, FL 32034

2025

36-2N-27-525N-0012-0000

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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

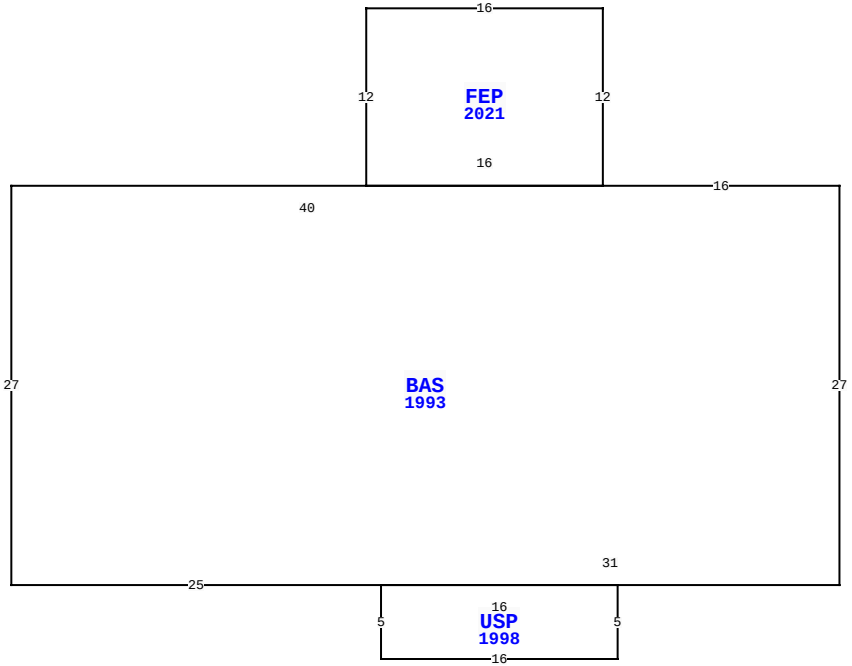
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	52,158
FEP	192	85	2021	163	5,623
USP	80	50	1998	40	1,380
TOTALS	1,784			1,715	59,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,715	123.2000	98.56	169,030	1992	1997	0	0	0	65.00	35.00

1 M/H 93- – 100% - 0 Heated Area: 1675 HX Base Yr



85062 SCHUBERT RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		59,160
TOTAL MARKET OB/XF VALUE		648
TOTAL LAND VALUE - MARKET		103,650
TOTAL MARKET VALUE		163,458
SOH/AGL Deduction		82,454
ASSESSED VALUE		81,004
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,282
TOTAL JUST VALUE		163,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,521

R567815 & R567816
MERI 92 MODEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8833	MH MOVE-ON	38,000	03/10/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0653/1197	4/06/1992	WD	U	I	10	6,000
GRANTOR: SHEFFIELD WM F ETAL						
GRANTEE: FISHER GERALD & R A						
0376/0146	12/01/1982	CD	Q	V		5,950
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FEP=[YR=2021] N12 W16 S12 E16$ W40 S27 E25
USP=[YR=1998] S5E16 N5 W16$ E31 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	5	15	75.00	SF	10.00	10.00	100	1998	1998	3	20	150	
2	0971	ST LGHT OV	0	100	0	0	1.00	UT	1,555.00	1,555.00	100	1994	1994	3	32	498	

LAND DESCRIPTION

TOTAL OB/XF 648

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	0.69	AC		1.00	1.00	1.00	150,000.00	150,000.00	103,500							
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 06/15/2022 BY NWA Total Acres: 0.99 Total Land Value: 103,650 Market: 0 Agricultural: 0 Common: 103,650 PRINTED 07/30/2025 BY SYS