LOT 34A
THE VILLAGE @ MARSH LAKES
PB 5/355

SCHOBER PATRICIA & THOMAS G JOINT TRUST/SCHOBER TH
1340 N DOUSMAN RD
OCONOMOWOC, WI 53066

2025

37-2N-28-227V-034A-0000

BUILDING CHARACTERISTICS

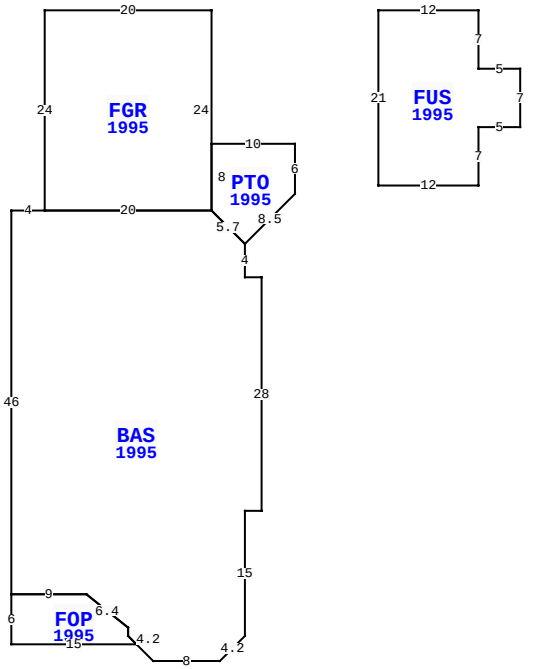
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100	1995	1,449	150,233
FGR	480	55	1995	264	27,371
FOP	75	30	1995	22	2,281
FUS	287	100	1995	287	29,756
PTO	94	5	1995	5	519
TOTALS	2,385			2,027	210,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,027	120.9075	120.91	245,085	1995	1995	0	0	0	14.25	85.75

1 TOWNHOUSE – 0% - 0 Heated Area: 1736 HX Base Yr



92012 SECRET COVE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	210,160
TOTAL MARKET OB/XF VALUE	5,084
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	365,244
SOH/AGL Deduction	36,323
ASSESSED VALUE	328,921
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	328,921
TOTAL JUST VALUE	365,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1704313	REPAIR/RRF	4,000	05/16/2017
M1622624	H/AC	0	04/20/2016
9501624	NEW CONSTR	68,680	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2343/1187	2/27/2020	WD	Q	I	02	269,000
GRANTOR: GINGHER BARBARA L						
GRANTEE: SCHOBER PATRICIA &						
1193/1017	12/05/2003	WD	Q	I		170,400
GRANTOR: MANKOVICH KATHRYNANN						
GRANTEE: GINGHER BARBARA L						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1995] W20 S24 BAS=[YR=1995] W4 S46 FOP=[YR=1995] S6 E15 U1 L1 N1 L5 U4 W9$ E9 D4 R5 S1 D3 R3 E8 U3 R3 N15 E2 N28 W2 N4 PTO=[YR=1995] R6 U6 N6 W10 S8 D4 R4 $ U4 L4 W20$ E20 N24$ PTR= E20 FUS=[YR=1995] E12 S7 E5 S7 W5 S7 W12N21 $ W20 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	0	0	0	546.00	SF	5.20	5.20	100	1995	1995	3	68	1,931	
3	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	100	1998	1998	3	73	493	

LAND DESCRIPTION

TOTAL OB/XF 5,084

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	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 04/06/2020 BY KWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 07/30/2025 BY SYS