LOTS 5 6 & 7
IN OR 2687-1917
DAVID B MITCHELL SUB UNR

SCHOLZ SIEGFRIED FRANCIS & JOAN CAROL
122 PELICAN RD
TAVERNIER, FL 33070

2025

45-2N-28-5070-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

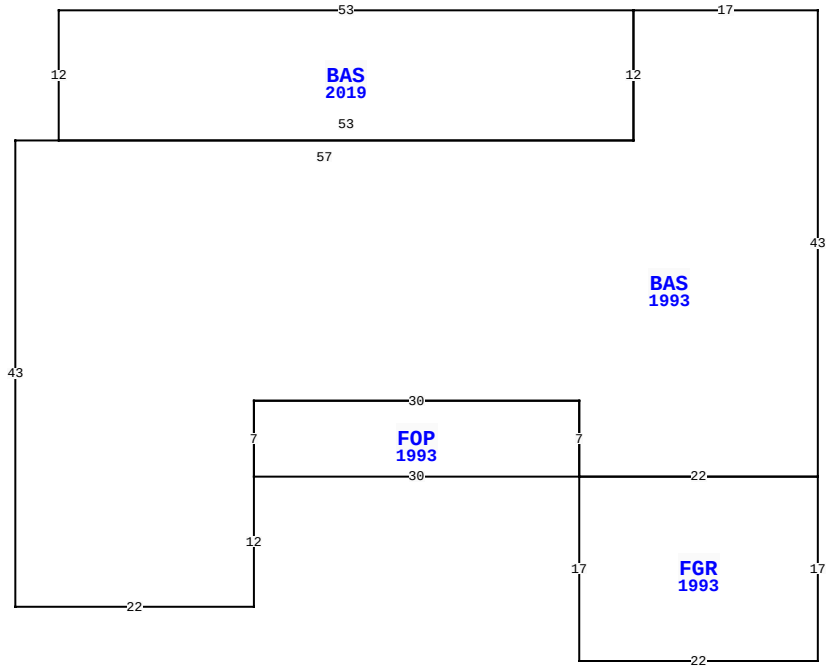
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,552	100	1993	2,552	237,527
BAS	636	100	2019	636	59,196
FGR	374	55	1993	206	19,173
FOP	210	30	1993	63	5,864
TOTALS	3,772			3,457	321,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,457	109.4984	109.50	378,542	1984	1994	0	0	0	15.00	85.00

1 SINGLE FAM – 0% - 2025 Heated Area: 3188 HX Base Yr



95001 LANIER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	471,785
TOTAL MARKET OB/XF VALUE	104,499
TOTAL LAND VALUE - MARKET	695,000
TOTAL MARKET VALUE	1,271,284
SOH/AGL Deduction	0
ASSESSED VALUE	1,271,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,271,284
TOTAL JUST VALUE	1,271,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,203,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/1917	1/04/2024	WD	Q	I	03	1,425,000
GRANTOR: MULHOLLAND TERESA & W						
GRANTEE: SCHOLZ FRANCIS & JO						
2435/0384	2/17/2021	WD	Q	I	01	800,000
GRANTOR: BELL CARLTON T & TERR						
GRANTEE: MULHOLLAND TERESA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W17 S12 W57 S43 E22 N12 N7 E30 S7 E22 N43 $
BAS=[YR=2019;ORIG=-17,0] W53 S12 E53 N12 $
FGR=[YR=1993;ORIG=-22,43] S17 E22 N17 W22 $
FOP=[YR=1993;ORIG=-52,43] E30 N7 W30 S7 $
.

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	1984	1984	3	54	1,890	
2	0810	CONCRETE A	0	0	0	0	147.00	SF	6.50	6.50	100	2005	2005	3	84	803	
3	0510	GARAGE WD-	0	0	28	36	1,008.00	SF	26.25	26.25	100	1984	1984	3	20	5,292	
4	0812	CONCRETE C	0	0	0	0	3,165.00	SF	4.00	4.00	100	2002	2002	3	80	10,128	
5	0861	POOL GUNIT	0	0	0	0	720.00	SF	85.00	85.00	100	1990	1990	3	20	12,240	
6	0850	PEBBLE WLK	0	0	0	0	1,402.00	SF	2.10	2.10	100	1990	1990	3	57	1,678	
7	0810	CONCRETE A	0	0	17	25	425.00	SF	6.50	6.50	100	2017	2017	3	96	2,652	
8	0810	CONCRETE A	0	0	24	10	240.00	SF	6.50	6.50	100	2017	2017	3	96	1,498	
9	0300	BOAT DCK W	0	0	0	0	1,890.00	SF	40.00	40.00	100	2017	2017	3	81	61,236	
10	0350	CARPORT WD	0	0	24	14	336.00	SF	13.00	13.00	100	2017	2017	3	74	3,232	

TOTAL OB/XF 100,649

LAND DESCRIPTION

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	0		RSF-1	200.00	255.00	200.00	FF		1.00	1.00	0.80	4,000.00	3,200.00	640,000							
2	000100	C	RES	0		RSF-1			0.55	AC		1.00	1.00	1.00	100,000.00	100,000.00	55,000							

REVIEW DATE 06/03/2024 BY KBA Total Acres: 1.72 Total Land Value: 695,000 Market: 0 Agricultural: 0 Common: 695,000 PRINTED 07/30/2025 BY SYS

LOTS 5 6 & 7
IN OR 2687-1917
DAVID B MITCHELL SUB UNR

SCHOLZ SIEGFRIED FRANCIS & JOAN CAROL
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TAVERNIER, FL 33070

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

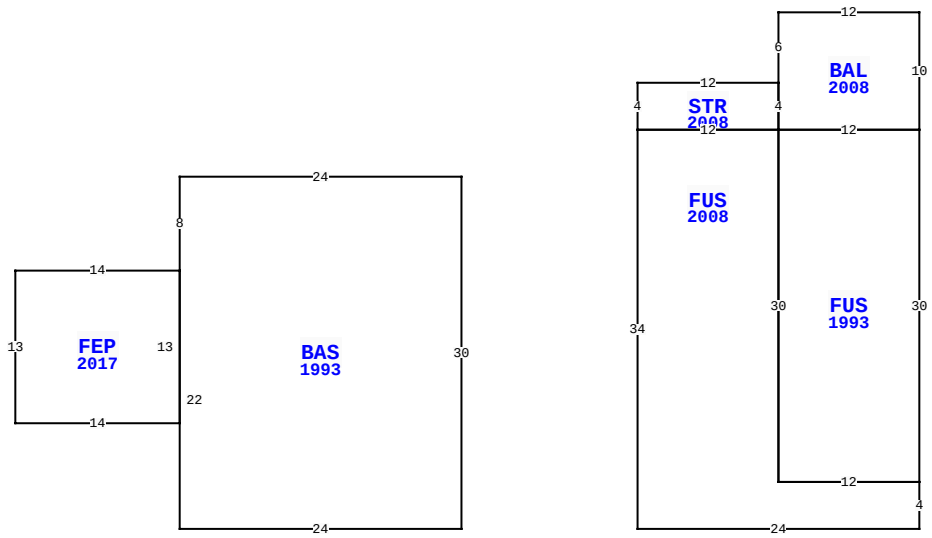
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	120	15	2008	18	1,584
BAS	720	100	1993	720	63,354
FEP	182	80	2017	146	12,846
FUS	360	100	1993	360	31,677
FUS	456	100	2008	456	40,124
STR	48	10	2008	5	440
TOTALS	1,886			1,705	150,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,705	110.6750	110.68	188,709	1979	1979	0	0	0	20.50	79.50

2 SINGLE FAM – 0% - 2025 Heated Area: 1536 HX Base Yr



95001 LANIER RD, FERNANDINA BEACH

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XF DATE		LAND DATE	05/09/2025 MLU
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2435/0384	2/17/2021	WD	Q	I	01	800,000
GRANTOR: BELL CARLTON T & TERR						
GRANTEE: MULHOLLAND TERESA &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N30 W24 S8 FEP=[YR=2017] W14 S13 E14 N13$ S22 E24$ PTR= E15 FUS=[YR=2008] E24 N4 FUS=[YR=1993] N30 BAL=[YR=2008] N10 W12 S6 STR=[YR=2008] W12 S4 E12 N4$ S4 E12$ W12 S30 E12$ W12 N30 W12 S34$ W15$.

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
11	0323	BOAT LFT H	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2017	2017	3	74	1,850	
12	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2010	2010	3	40	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,850

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 06/03/2024 BY KBA Total Acres: 1.72 Total Land Value: 695,000 Market: 0 Agricultural: 0 Common: 695,000 PRINTED 07/30/2025 BY SYS