TRACT 16
IN OR 2190/20
HOLLY POINT UNIT 1 UR

SCHMIDT JUDITH E & MICHAEL W
94012 LIVE OAK DR
FERNANDINA BEACH, FL 32034

2025

45-2N-28-525A-0016-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	02	WINDOW 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	05	Quality Level 05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 04

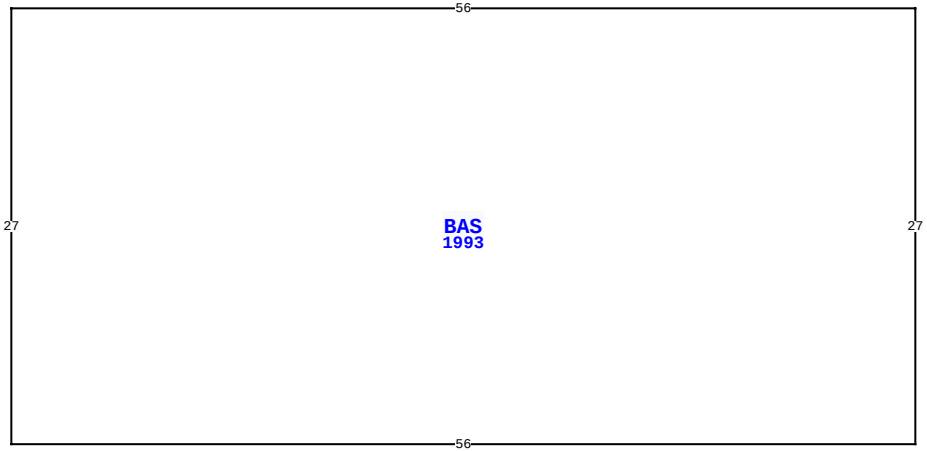
NEIGHBORHOOD/LOC 4003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1993	1,512	115,217
TOTALS	1,512			1,512	115,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,512	136.0800	108.86	164,596	1989	2013	0	0	0	30.00	70.00

1 M/H 93- – 100% - 2019 Heated Area: 1512 HX Base Yr 2019



94012 LIVE OAK DR, FERNANDINA BEACH

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/08/2025 MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		115,217
TOTAL MARKET OB/XF VALUE		1,222
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		196,439
SOH/AGL Deduction		96,118
ASSESSED VALUE		100,321
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,599
TOTAL JUST VALUE		196,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
973948	XFOB	2,448	05/01/1997
7989	MH MOVE-ON	23,000	12/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/0020	4/12/2018	WD	Q	I	02	107,000
GRANTOR: MCVEIGH LOVIE E						
GRANTEE: SCHMIDT JUDITH E &						
2129/0247	6/16/2017	WD	Q	I	01	70,500
GRANTOR: COOK JOSEPH V						
GRANTEE: MCVEIGH LOVIE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] 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	8	8	64.00	SF	10.00	10.00	100	1995	1995	3	20	128	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1997	1997	3	20	864	
3	0681	POLE SHED	0	100	8	8	64.00	SF	15.00	15.00	100	1997	1997	3	24	230	

LAND DESCRIPTION

TOTAL OB/XF 1,222

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	100		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/30/2025 BY SYS