PT OF LOT 4 (S-11)
IN OR 2408/1187
SUB OF SO PT SEC 12 DB 39/292

SCHOEN FAMILY TRUST/SCHOEN RAYMOND E TRUSTEE
1208 MANUCY RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0004-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

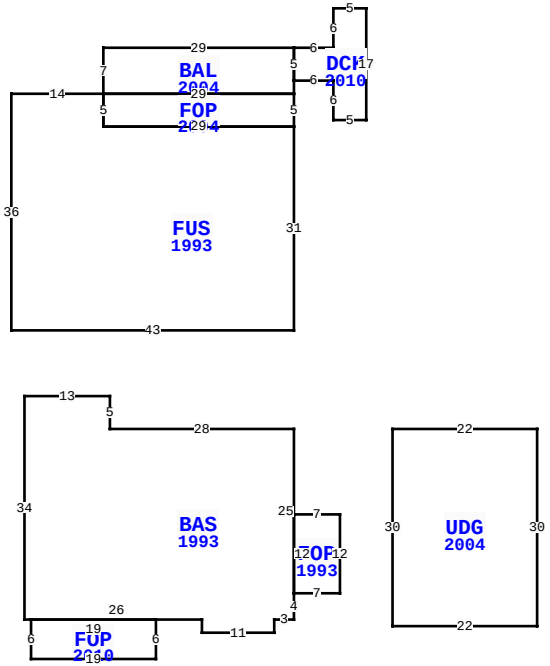
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD4 Adjustme	50	. 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	203	15	2004	30	5,672
BAS	1,276	100	1993	1,276	241,237
DCK	115	10	2010	12	2,268
FOP	84	30	1993	25	4,726
FOP	145	30	2004	44	8,319
FOP	114	30	2010	34	6,428
FUS	1,403	100	1993	1,403	265,247
UDG	660	55	2004	363	68,628
TOTALS	4,000			3,187	602,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,187	155.0000	215.45	686,639	1977	2000	0	0	0	12.25	87.75

1 SNGL FAM 100% - 2013 Heated Area: 2679 HX Base Yr 2013



1208 MANUCY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/01/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		602,526
TOTAL MARKET OB/XF VALUE		50,182
TOTAL LAND VALUE - MARKET		909,500
TOTAL MARKET VALUE		1,562,208
SOH/AGL Deduction		506,497
ASSESSED VALUE		1,055,711
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,004,300
TOTAL JUST VALUE		1,562,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,504,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250006758	NEW RES AC	13,504	06/23/2025
B23745	DEMOLITION	3,000	06/01/2010
B22350	XFOB	1,500	03/01/2009
R002253	REPAIR/RRF	2,300	01/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2408/1187	7/29/2020	SW	U	I	11	100
GRANTOR: SCHOEN RAYMOND E & AU						
GRANTEE: SCHOEN FAMILY TRUST						
1794/0459	5/22/2012	WD	Q	I	02	1,120,000
GRANTOR: JASINSKY BRUCE A & PA						
GRANTEE: SCHOEN RAYMOND E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N5 W13 S34 E1 FOP=[YR=2010] S6 E19 N6 W19 $E26 S2 E11 N2 E3 N4 FOP=[YR=1993] E7 N12 W7 S12 $ N25 $ PTR= N15 FUS=[YR=1993] N31 FOP=[YR=2004] N5 BAL=[YR=2004] N2 DCK=[YR=2010] E6 S6 E5 N17 W5 S6 W6 S5$ N5 W29 S7 E29 $ W29 S5 E29 $ W29 N5 W14 S36 E43$ S15 $ PTR= E15 UDG=[YR=2004] E22 S30 W22 N30 $ W15 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1977	1977	3	36	1,260	
3	0300	BOAT DCK W	0	100	0	0	1,575.00	SF	40.00	40.00	100	2004	2004	3	30	18,900	
4	0303	FLT DOCK W	0	100	10	20	200.00	SF	26.00	26.00	100	2004	2004	3	30	1,560	
5	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2004	2004	3	20	300	
6	0300	BOAT DCK W	0	100	0	0	690.00	SF	40.00	40.00	100	2009	2009	3	48	13,248	
7	0336	JSKI FLT60	0	100	0	0	1.00	UT	1,160.00	1,160.00	100	2009	2009	3	31	360	
8	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2009	2009	3	31	713	
9	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2004	2004	3	20	800	
10	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2009	2009	3	31	465	
11	0350	CARPORT WD	0	100	0	0	476.00	SF	14.95	14.95	100	2009	2009	3	31	2,206	

TOTAL OB/XF 39,812

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	000132	C	RES RIVER	100	0006	RSF-1	105.00	214.00	107.00	FF		1.00	1.00	1.00	8,500.00	8,500.00	909,500							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 909,500 Market: 0 Agricultural: 0 Common: 909,500 PRINTED 07/09/2026 BY SYS

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TOTALS					

MARKET ADJUSTMENTS

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BUILDING DIMENSIONS

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
12	0350	CARPORT WD	0	100	13	9	117.00	SF	14.95	14.95	100	2009	2009	3	31	542	
13	0920	CWALL-WD/M	0	100	0	0	120.00	LF	390.00	390.00	100	2005	2005	3	21	9,828	

LAND DESCRIPTION

TOTAL OB/XF 10,370

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

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 909,500 Market: 0 Agricultural: 0 Common: 909,500 PRINTED 07/09/2026 BY SYS