

W 101 OF E 131 FT OF N  
125 OF LOT 46  
CITRONA UNR

SCHOELEN LIVING TRUST/SCHOELEN JAMES C  
2014 BEECH ST  
FERNANDINA BEACH, FL 32034

2026

00-00-31-1180-0046-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 60     |
| Exterior Wall            | 10 | ABOVE AVG 40   |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 15 | HARDTILE 30    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 5  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 01 |
|---------|--|----------|----|

|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 1008.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,400            | 100         | 1993 | 2,400        | 228,079              |
| BAS       | 56               | 100         | 1998 | 56           | 5,322                |
| FOP       | 72               | 30          | 1998 | 22           | 2,091                |
| UGR       | 288              | 45          | 1993 | 130          | 12,354               |
| UGR       | 378              | 45          | 1998 | 170          | 16,156               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,194 |  |  | 2,778 | 264,002 |
|--------|-------|--|--|-------|---------|

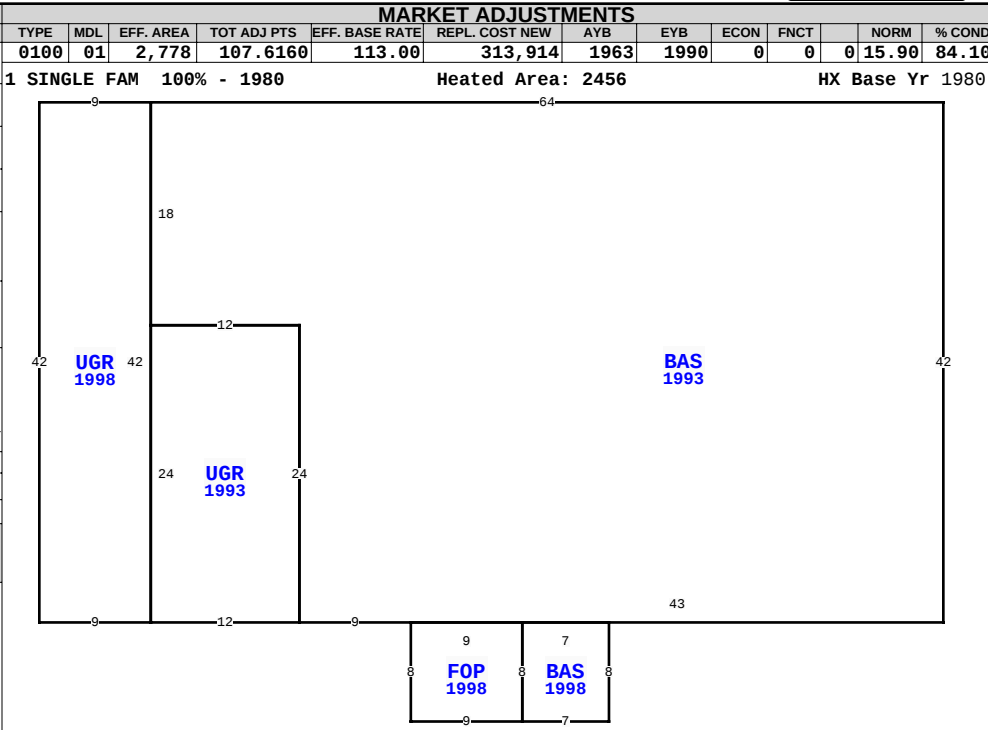
| EXTRA FEATURES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| 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 |
|-----|------------|-------------|---------|-----|----|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 3   | 1242       | WD DECK A   | 0       | 100 | 0  | 0     |    |       | 221.00         | SF        | 10.00   |             |   |        | 442             |       |
| 5   | 0510       | GARAGE WD-  | 0       | 100 | 23 | 14    |    |       | 322.00         | SF        | 35.00   |             |   |        | 2,254           |       |
| 6   | 0510       | GARAGE WD-  | 0       | 100 | 20 | 14    |    |       | 280.00         | SF        | 35.00   |             |   |        | 2,548           |       |

| LAND DESCRIPTION |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 0006 | R-1      | 101.00 | 125.00 | 101.00      | FF        |     | 1.00     | 1.00   | 1.00    | 2,800.00   | 2,800.00       | 282,800    |                             |      |         |      |     |    |        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|



2014 BEECH ST, FERNANDINA BEACH

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

03/25/2024 MLU

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1     | 2 |
|---------------------------|--|-----------------|---|
| VALUATION SUMMARY         |  |                 |   |
| VALUATION BY              |  | STANDARD        |   |
| Tax Group: 2              |  | Tax Dist:       |   |
| BUILDING MARKET VALUE     |  | 264,002         |   |
| TOTAL MARKET OB/XF VALUE  |  | 5,244           |   |
| TOTAL LAND VALUE - MARKET |  | 282,800         |   |
| TOTAL MARKET VALUE        |  | 552,046         |   |
| SOH/AGL Deduction         |  | 399,315         |   |
| ASSESSED VALUE            |  | 152,731         |   |
| TOTAL EXEMPTION VALUE     |  | HX HB VX 56,411 |   |
| BASE TAXABLE VALUE        |  | 96,320          |   |
| TOTAL JUST VALUE          |  | 552,046         |   |
| NCON VALUE                |  | 0               |   |
| INCOME VALUE              |  |                 |   |
| PREVIOUS YEAR MKT VALUE   |  | 552,730         |   |

| PERMIT NUM | DESCRIPTION       | AMT   | ISSUED     |
|------------|-------------------|-------|------------|
| 20111359   | 16X10.5 ROW CONCR | 850   | 08/12/2011 |
| 20080949   | REROOF W/35YR SHN | 9,500 | 06/02/2008 |
| 20021172   | FENCE REPLACED    | 0     | 07/10/2002 |
| 2003586    | ELEC OTHER        | 0     | 07/27/2000 |
| 2002088    | GARAGE            | 0     | 01/31/2000 |
| 10161      | ADDITION          | 4,100 | 11/25/1996 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2468/0784         | 3/16/2021 | WD        | U   | I   | 11     | 100        |

GRANTOR: SCHOELEN JAMES C & EL  
GRANTEE: SCHOELEN LIVING TRU  
0292/0241 5/01/1979 WD Q I 28,500  
GRANTOR:  
GRANTEE:

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|---------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

BAS=[YR=1993] W64 UGR=[YR=1998] W9 S42 E9 UGR=[YR=1993] E12  
N24 W12 S24 \$ N42 \$ S18 E12 S24 E9 FOP=[YR=1998] S8 E9  
BAS=[YR=1998] E7 N8 W7 S8 \$ N8 W9 \$ E43 N42 \$ .