

JESSE JEAN
85336 SCHUBERT RD
FERNANDINA BEACH, FL 32034

36-2N-27-525N-0005-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall	05	AVERAGE 100								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																	
Roof Structure	03	GABLE/HIP 100								0820	02	1,200	108.2000	91.97	110,364	1984	1984	0	0	70.00	30.00	Tax Group: 4 Tax Dist:																	
Roof Cover	01	MINIMUM 100								1 M/H 93- 100% - 2017										Heated Area: 1200 HX Base Yr 2017																			
Interior Wall	05	DRYWALL 100								BAS 1993										BUILDING MARKET VALUE										33,109									
Interior Floor	14	CARPET 80																		TOTAL MARKET OB/XF VALUE										5,102									
Interior Floor	08	SHT VINYL 20																		TOTAL LAND VALUE - MARKET										127,635									
Air Condition	01	NONE 100																		TOTAL MARKET VALUE										165,846									
Heating Type	04	AIR DUCTED 100																		SOH/AGL Deduction										81,495									
Bedrooms		3 100																		ASSESSED VALUE										84,351									
Bathrooms		2 100																		TOTAL EXEMPTION VALUE										HX HB 51,411									
Frame	02	WOOD FRAME 100																		BASE TAXABLE VALUE										32,940									
Stories Units	1.	1. 100																		TOTAL JUST VALUE										165,846									
		0 100																		NCON VALUE										0									
Quality	03	Quality Level 03																		INCOME VALUE																			
DOR CODE	0200	MOBILE HOME																		PREVIOUS YEAR MKT VALUE										163,641									
MAP NUM		MKT AREA								04																													
NEIGHBORHOOD/LOC	4004.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,200	100	1993	1,200	33,109																																		
TOTALS					1,200			1,200	33,109																														
EXTRA FEATURES					85336 SCHUBERT RD, FERNANDINA BEACH										BLD DATE										LGL DATE														
															XF DATE										LAND DATE														
															INC DATE										AG DATE														
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	05/26/2023 MLU																						
1	0940	SHEDS/PORT	0 100	11	10	110.00	SF	30.00	30.00	100	1986	1986	3	20	660																								
2	0940	SHEDS/PORT	0 100	8	20	160.00	SF	30.00	30.00	100	1990	1990	3	20	960																								
3	1242	WD DECK A	0 100	16	8	128.00	SF	10.00	10.00	100	2000	2000	3	20	256																								
4	0751	UOP	0 100	24	10	240.00	SF	10.00	10.00	100	2000	2000	3	26	624																								
5	0681	POLE SHED	0 100	9	24	216.00	SF	15.00	15.00	100	2000	2000	3	26	842																								
6	0351	CARPORT MT	0 100	22	20	440.00	SF	10.00	10.00	100	2011	2011	3	40	1,760																								
LAND DESCRIPTION																	TOTAL OB/XF										5,102												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	0006	OR	0.00	0.00	0.85	AC		1.00	1.00	1.00	150,000.00	150,000.00	127,500																						
2	009630	C	SWAMP	100		OR	0.00	0.00	0.27	AC		1.00	1.00	1.00	500.00	500.00	135																						
REVIEW DATE 01/01/2023 BY CD Total Acres: 1.12 Total Land Value: 127,635 Market: 0 Agricultural: 0 Common: 127,635 PRINTED 07/09/2026 BY SYS																																							