LOTS 9 & 10
MH/ID FLHMBFP119545709A &
FLHMBFP119545709B

ARSENAULT PATRICIA
85160 SCHUBERT RD
FERNANDINA BEACH, FL 32034

2026

36-2N-27-525N-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

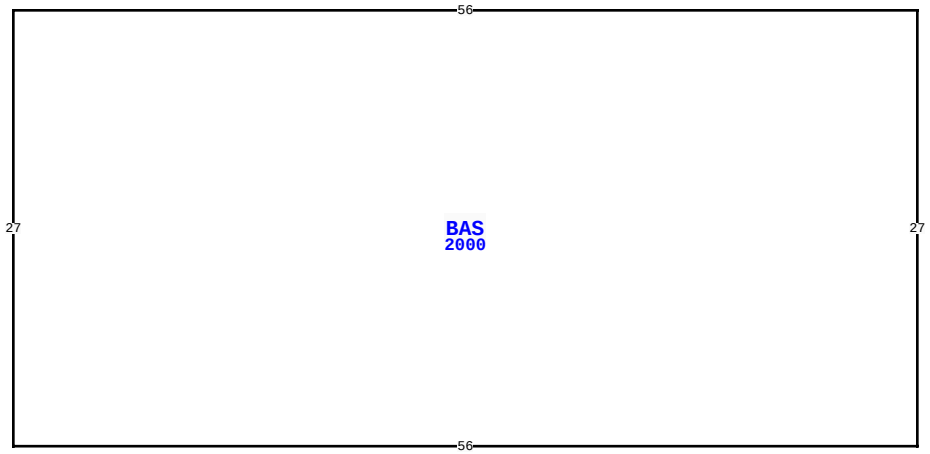
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2000	1,512	66,984
TOTALS	1,512			1,512	66,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.2000	105.48	159,486	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 100% - 2000 Heated Area: 1512 HX Base Yr 2000



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		66,984
TOTAL MARKET OB/XF VALUE		2,712
TOTAL LAND VALUE - MARKET		261,150
TOTAL MARKET VALUE		330,846
SOH/AGL Deduction		227,426
ASSESSED VALUE		103,420
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		47,009
TOTAL JUST VALUE		330,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH03307	MH MOVE-ON	0	11/01/2000
E007230	CHNGE SRVC	0	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/1179	2/21/2001	WD	Q	V	06	100
GRANTOR: RITENOUR TINA & CHARL						
GRANTEE: ARSENAULT PATRICIA						
0913/1594	12/30/1999	WD	U	I	07	100
GRANTOR: ODOM RAYMOND H						
GRANTEE: ARSENAULT PATRICIA						

85160 SCHUBERT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2023 MLU
INC DATE		AG DATE	

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	0681	POLE SHED	0	100	12	14	168.00	SF	15.00	15.00	100	1982	1982	3	20	504	
2	0681	POLE SHED	0	100	9	16	144.00	SF	15.00	15.00	100	1985	1985	3	20	432	
3	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	1995	1995	3	20	288	
4	1242	WD DECK A	0	100	60	4	240.00	SF	10.00	10.00	100	1995	1995	3	20	480	
5	0940	SHEDS/PORT	0	100	12	14	168.00	SF	30.00	30.00	100	1995	1995	3	20	1,008	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S27 E56 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 2,712

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	100		OR	0.00	0.00	1.74	AC		1.00	1.00	1.00	150,000.00	150,000.00	261,000							
2	009630	C	SWAMP	100		OR	0.00	0.00	0.30	AC		1.00	1.00	1.00	500.00	500.00	150							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.04 Total Land Value: 261,150 Market: 0 Agricultural: 0 Common: 261,150 PRINTED 07/09/2026 BY SYS