LOT 17
IN OR 2030/1593
1998 GNRL DW/MH

WEIBLE PHILLIP R &/CHAN LAI M
85047 SCHUBERT ROAD
FERNANDINA BEACH, FL 32034

2026

36-2N-27-525N-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

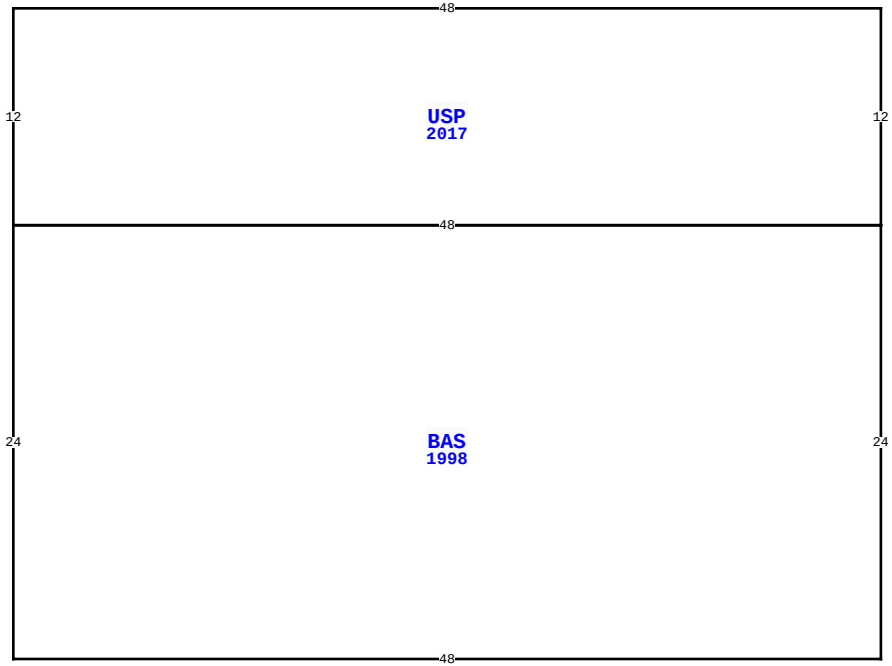
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,152	100	1998	1,152	58,119
USP	576	50	2017	288	14,530
TOTALS	1,728			1,440	72,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	107.8000	97.02	139,709	1998	2005	0	0	0	48.00	52.00

2 M/H 94+ 0% - 0 Heated Area: 1152 HX Base Yr



85047 SCHUBERT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	72,649
TOTAL MARKET OB/XF VALUE	19,584
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	192,233
SOH/AGL Deduction	67,287
ASSESSED VALUE	124,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,946
TOTAL JUST VALUE	192,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4951	CO ISSUED	0	06/01/2007
MH4951	MH MOVE-ON	0	06/01/2007
M13000	MECH OTHER	0	06/01/2007
P12467	OTHER	0	06/01/2007
7270	MH MOVE-ON	250	05/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2030/1593	2/18/2016	WD	Q	I	01	55,000
GRANTOR: BLACKBURN JAMES ALBER						
GRANTEE: WEIBLE PHILLIP R &						
1501/0244	5/24/2007	WD	Q	I		65,000
GRANTOR: KOHLENBERGER JEFFERY						
GRANTEE: BLACKBURN JAMES A						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2017] N12 W48 S12 E48$ BAS=[YR=1998] W48 S24 E48 N24 $.

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	0510	GARAGE WD-	0	0	24	30	720.00	SF	35.00	35.00	100	1990	1990	3	52	13,104	
2	0940	SHEDS/PORT	0	0	20	18	360.00	SF	30.00	30.00	100	2015	2015	3	60	6,480	

LAND DESCRIPTION

TOTAL OB/XF 19,584

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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 04/17/2024 BY KWA Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS