LOT 49 1983 SW ALLA
IN OR 1348/1778
HOLLY POINT NORTH UNR

HAMPTON TIM
1246 SOUTH 3RD STREET
FERNANDINA BEACH, FL 32034

2026

36-2N-27-525N-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

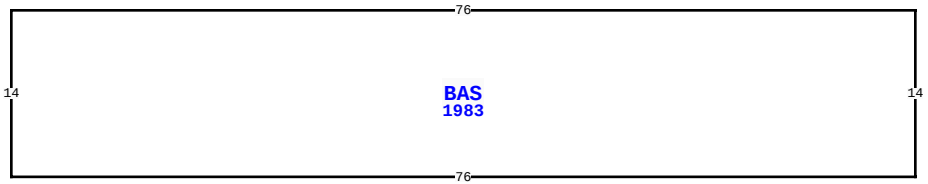
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1983	1,064	19,790
TOTALS	1,064			1,064	19,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	72.9400	62.00	65,968	1983	1983	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1064 HX Base Yr



85251 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	19,790
TOTAL MARKET OB/XF VALUE	7,993
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	127,783
SOH/AGL Deduction	50,795
ASSESSED VALUE	76,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,988
TOTAL JUST VALUE	127,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
007121	DEMOLITION	0	05/01/2000
982263	MH MOVE-ON	0	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1348/1778	9/09/2005	WD	Q	I		55,000
GRANTOR: COX MARY T						
GRANTEE: HAMPTON TIM						
1016/1986	10/31/2001	QC	Q	I	06	100
GRANTOR: MCKENZIE ROBERT & NAN						
GRANTEE: COX MARY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1983] W76 S14 E76 N14$.

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	0350	CARPORT WD	0	0	13	30	390.00	SF	13.00	13.00	100	1986	1986	3	20	1,014	
2	0510	GARAGE WD-	0	0	26	30	780.00	SF	35.00	35.00	100	1986	1986	3	20	5,460	
3	0681	POLE SHED	0	0	16	10	160.00	SF	15.00	15.00	100	1990	1990	3	20	480	
4	0350	CARPORT WD	0	0	12	30	360.00	SF	13.00	13.00	100	1999	1999	3	20	936	
5	1242	WD DECK A	0	0	0	0	49.00	SF	10.00	10.00	100	2005	2005	3	21	103	

LAND DESCRIPTION

TOTAL OB/XF 7,993

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS