BLOCK 1 LOT 6 IN OR 1207/974 &
LOTS 7 & 8 PT OR 1356/1808
HOLLY POINT NORTH 2 PB 4/80

PITTMAN DANNY & WINONA
85401 SCHUBERT RD
FERNANDINA BEACH, FL 32034

2026

36-2N-27-525P-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

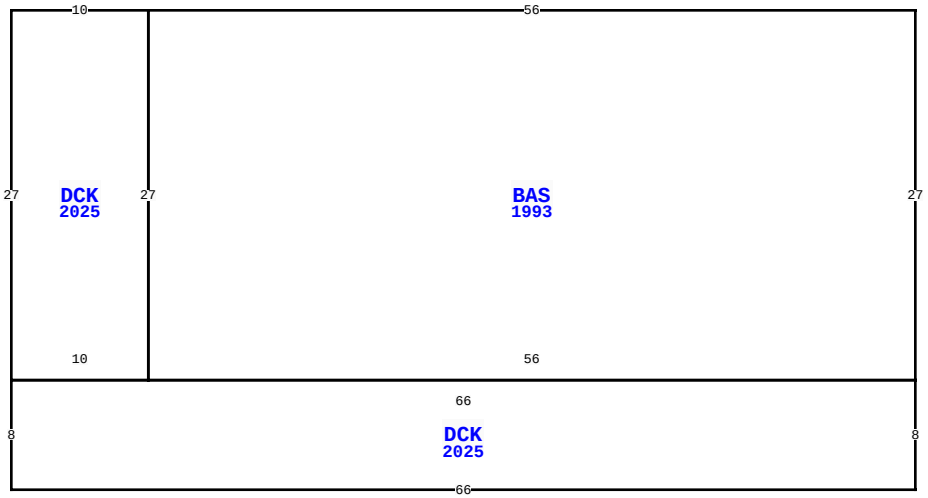
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1993	1,512	47,655
DCK	270	15	2025	40	1,261
DCK	528	15	2025	79	2,490
TOTALS	2,310			1,631	51,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,631	123.6000	105.06	171,353	1992	1992	0	0	0	70.00	30.00

1 M/H 93- 100% - 0 Heated Area: 1512 HX Base Yr



85401 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		87,401
TOTAL MARKET OB/XF VALUE		3,852
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		391,253
SOH/AGL Deduction		129,652
ASSESSED VALUE		261,601
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		210,190
TOTAL JUST VALUE		391,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,617

1992 FLEETWOOD _ R567908 & R567909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25359	ELEC OTHER	0	08/01/2012
B24982	XFOB	6,250	07/01/2011
9060	MH MOVE-ON	35,000	09/30/1992
7061	ADDITION	5,780	03/07/1991
7638	MH MOVE-ON	4,500	01/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/1920	11/18/2022	QC	U	I	11	100
GRANTOR: NUNEZ JEFFREY L						
GRANTEE: PITTMAN DANNY & WIN						
1207/0974	2/10/2004	QC	Q	I	06	3,000
GRANTOR: NUNEZ HILDA L & JAMES						
GRANTEE: PITTMAN DANNY & WIN						

BUILDING NOTES

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	14	40	560.00	SF	15.00	15.00	100	1997	1997	3	23	1,932	
2	0940	SHEDS/PORT	0	100	10	16	160.00	SF	30.00	30.00	100	2011	2011	3	40	1,920	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W56 S27 E56 N27 $
DCK=[YR=2025;ORIG=-56,0] W10 S27 E10 N27 $
DCK=[YR=2025;ORIG=0,27] W66 S8 E66 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,852

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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							
2	000100	C	RES	100	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	200,000							

REVIEW DATE 10/04/2024 BY KWX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS

BLOCK 1 LOT 6 IN OR 1207/974 &
LOTS 7 & 8 PT OR 1356/1808
HOLLY POINT NORTH 2 PB 4/80

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85401 SCHUBERT RD
FERNANDINA BEACH, FL 32034

2026

36-2N-27-525P-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

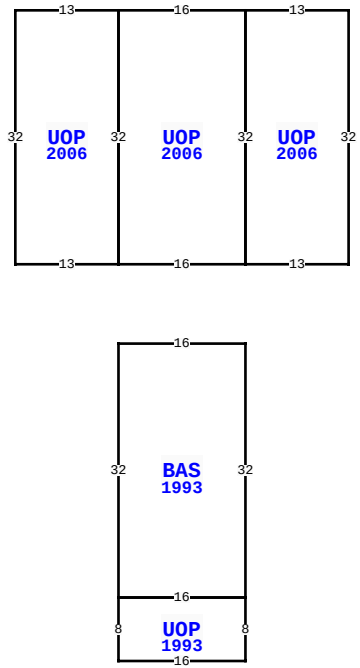
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	512	100	1993	512	22,865
UOP	128	20	1993	26	1,161
UOP	416	20	2006	83	3,707
UOP	416	20	2006	83	3,707
UOP	512	20	2006	102	4,555
TOTALS	1,984			806	35,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	806	81.4000	85.47	68,889	1983	1983	0	0	0	47.75	52.25

2 SINGLE FAM 0% - 2024 Heated Area: 512 HX Base Yr



85401 SCHUBERT RD, FERNANDINA BEACH

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XF DATE		LAND DATE	05/09/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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INCOME VALUE		
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GRANTOR: NUNEZ HILDA L & JAMES						
GRANTEE: PITTMAN DANNY & WIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W16 S32 E16 N32 $
UOP=[YR=2006;ORIG=-16,-42] E16 S32 W16 N32 $
UOP=[YR=2006;ORIG=-29,-42] E13 S32 W13 N32 $
UOP=[YR=2006;ORIG=0,-42] E13 S32 W13 N32 $
UOP=[YR=1993;ORIG=-16,32] S8 E16 N8 W16 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/04/2024 BY KWX Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS