

LOT 34A
THE VILLAGE @ MARSH LAKES
PB 5/355

SCHOBER PATRICIA & THOMAS G JOINT TRUST/SCHOBER TH
1340 N DOUSMAN RD
OCONOMOWOC, WI 53066

2026

37-2N-28-227V-034A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4015.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100	1995	1,449	156,818
FGR	480	55	1995	264	28,572
FOP	75	30	1995	22	2,381
FUS	287	100	1995	287	31,061
PTO	94	5	1995	5	541
TOTALS	2,385			2,027	219,372

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0320	01	2,027	120.9075	126.95	257,328	1995	1995	0	0	0	14.75	85.25
1 TOWNHOUSE 0% - 0 Heated Area: 1736 HX Base Yr												
92012 SECRET COVE CT, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/16/2025 MLU												

TOTAL OB/XF 2,590												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1995

TOTAL OB/XF 2,590												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00

Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 7
VALUATION BY		STANDARD	
Tax Group: 7		Tax Dist:	
BUILDING MARKET VALUE		219,372	
TOTAL MARKET OB/XF VALUE		2,590	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		371,962	
SOH/AGL Deduction		10,149	
ASSESSED VALUE		361,813	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		361,813	
TOTAL JUST VALUE		371,962	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		365,244	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1704313	REPAIR/RRF	4,000	05/16/2017
M1622624	H/AC	0	04/20/2016
9501624	NEW CONSTR	68,680	01/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2343/1187	2/27/2020	WD	Q	I	02	269,000	
GRANTOR: GINGHER BARBARA L							
GRANTEE: SCHOBER PATRICIA &							
1193/1017	12/05/2003	WD	Q	I		170,400	
GRANTOR: MANKOVICH KATHRYNANN							
GRANTEE: GINGHER BARBARA L							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=1995] W20 S24 BAS=[YR=1995] W4 S46 FOP=[YR=1995] S6 E15 U1 L1 N1 L5 U4 W9\$ E9 D4 R5 S1 D3 R3 E8 U3 R3 N15 E2 N28 W2 N4 PTO=[YR=1995] R6 U6 N6 W10 S8 D4 R4 \$ U4 L4 W20\$ E20 N24\$ PTR= E20 FUS=[YR=1995] E12 S7 E5 S7 W5 S7 W12N21 \$ W20 \$.									

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