LOT 5
IN OR 2687-1917
DAVID B MITCHELL SUB UNR

SCHOLZ SIEGFRIED FRANCIS & JOAN CAROL
95001 LANIER ROAD
FERNANDINA BEACH, FL 32034

2026

45-2N-28-5070-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

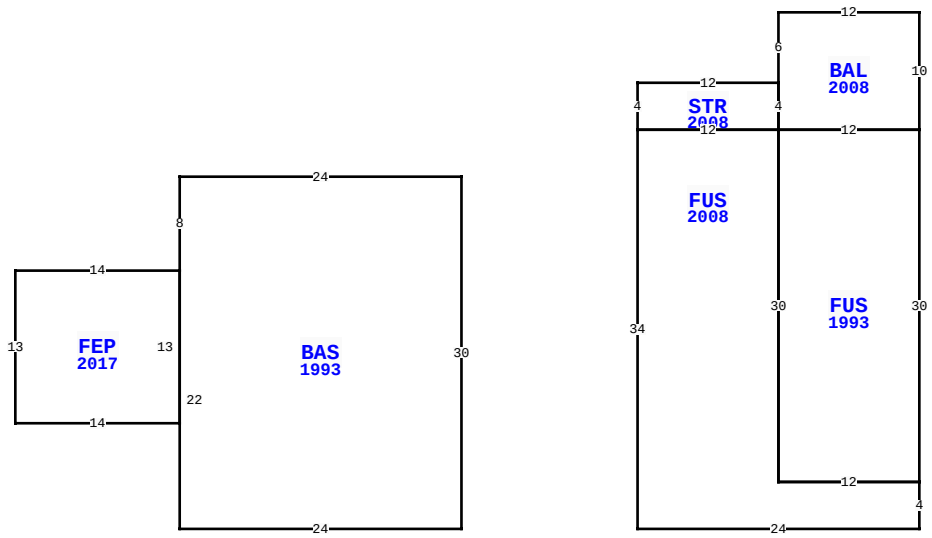
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	120	15	2008	18	1,655
BAS	720	100	1993	720	66,200
FEP	182	80	2017	146	13,424
FUS	360	100	1993	360	33,101
FUS	456	100	2008	456	41,927
STR	48	10	2008	5	460
TOTALS	1,886			1,705	156,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,705	110.6750	116.21	198,138	1979	1979	0	0	0	20.88	79.12

1 SINGLE FAM 0% - 2025 Heated Area: 1536 HX Base Yr



95023 LANIER 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	156,767
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	62,000
TOTAL MARKET VALUE	218,767
SOH/AGL Deduction	23,491
ASSESSED VALUE	195,276
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,276
TOTAL JUST VALUE	218,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2687/1917	1/04/2024	WD	Q	I	05	1,425,000

GRANTOR: MULHOLLAND TERESA & W

GRANTEE: SCHOLZ FRANCIS & JO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N30 W24 S8 FEP=[YR=2017] W14 S13 E14 N13$ S22 E24$ PTR= E15 FUS=[YR=2008] E24 N4 FUS=[YR=1993] N30 BAL=[YR=2008] N10 W12 S6 STR=[YR=2008] W12 S4 E12 N4$ S4 E12$ W12 S30 E12$ W12 N30 W12 S34$ W15$.

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
1	000100	C	RES	0		RSF-1			0.62	AC		1.00	1.00	1.00	100,000.00	100,000.00	62,000							

REVIEW DATE 06/03/2024 BY KBA Total Acres: 0.62 Total Land Value: 62,000 Market: 0 Agricultural: 0 Common: 62,000 PRINTED 07/09/2026 BY SYS