

SCHULTZ FAMILY TRUST/SCHULTZ THEODORE J TRUSTEE
96260 PARK PLACE
FERNANDINA BEACH, FL 32034

46-3N-28-5065-0011-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4					
VALUATION SUMMARY																	
VALUATION BY						STANDARD											
Tax Group: 4						Tax Dist:											
BUILDING MARKET VALUE						691,590											
TOTAL MARKET OB/XF VALUE						1,760											
TOTAL LAND VALUE - MARKET						165,000											
TOTAL MARKET VALUE						858,350											
SOH/AGL Deduction						393,601											
ASSESSED VALUE						464,749											
TOTAL EXEMPTION VALUE						HX HB		51,411									
BASE TAXABLE VALUE						413,338											
TOTAL JUST VALUE						858,350											
NCON VALUE						0											
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE						836,235											
PERMIT NUM				DESCRIPTION				AMT			ISSUED						
B2011100				(10) WINDOWS				22,541			11/13/2020						
B1803702				(2) WINDOWS				7,067			05/01/2018						
B1631838				GARAGE				25,574			02/01/2016						
M0509669				H/AC				0			05/01/2005						
C13539				CO ISSUED				0			12/01/2004						
B13539				NEW CONSTR				0			12/01/2004						
SALES DATA																	
OFF RECORD Number			DATE		TYPE INST	Q U	V I	RSN CD		SALE PRICE							
2684/298			12/05/2023		WD	U	I	11		100							
GRANTOR: SCHULTZ THEODORE J &																	
GRANTEE: SCHULTZ FAMILY TRUS																	
2563/1858			5/18/2022		WD	U	V	37		95,000							
GRANTOR: GARBER VAN LAWRENCE &																	
GRANTEE: SCHULTZ THEODORE J																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=2006;ORIG=-44,0] S43 E12 S2 E17 N2 E15 N33 W2 U3L3 W6 D3L3 W23 N10 W7 \$																	
FUS=[YR=2006;ORIG=15,0] E12 S17 E17 N17 E15 S34 W15 N14 W8 S4 W9 S10 W12 N34 \$																	
FGR=[YR=2006;ORIG=-29,0] N25 W25 S25 E10 E15 \$																	
FOP=[YR=2006;ORIG=-44,43] W8 S9 E8 N2 E12 S2 E5 E12 N2 E15 S2 E8 N9 W23 S2 W17 N2 W12 \$																	
FOP=[YR=2006;ORIG=0,0] W29 W8 S10 E23 U3R3 E6 D3R3 E2 N10 \$																	
FGR=[YR=2016;ORIG=-29,-25] N12 W25 S12 E25 \$																	
BAS=[YR=2024;ORIG=0,-15] W12 N20 E12 S20 \$																	
BAS=[YR=2024;ORIG=-12,-35] N12 E12 S3 E3 S5 W3 S4 W12 \$																	
BAL=[YR=2016;ORIG=3,-47] E7 S12 W3 W4 N12 \$																	
LAND ALUE		OTHER ADJUSTMENTS AND NOTES				YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
165,000																	
Common: 165,000																	
PRINTED 07/09/2026 BY SYS																	