TRACT 21
IN OR 623 PG 1151
LIVE OAK PLANTATION 2 UNR

SCHUBERT ERIC S & ANNA L
96349 MARH HEN RD
FERNANDINA BEACH, FL 32034

2026

46-3N-28-5103-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

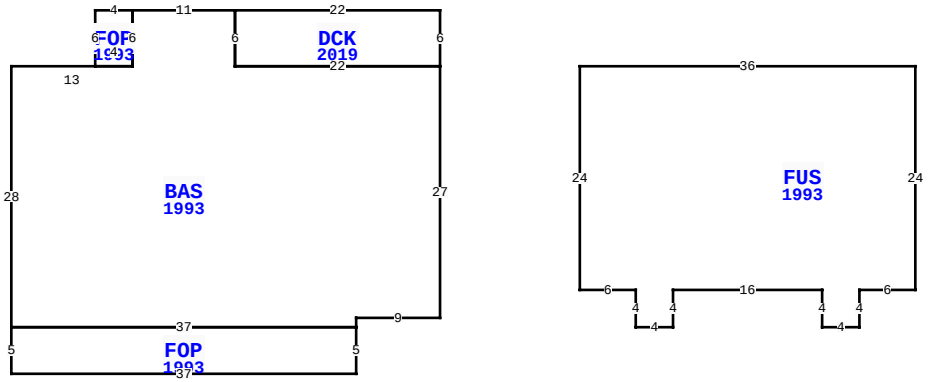
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100	1993	1,345	224,809
DCK	132	10	2019	13	2,173
FOP	24	30	1993	7	1,170
FOP	185	30	1993	56	9,360
FUS	896	100	1993	896	149,761
TOTALS	2,582			2,317	387,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	2,317	141.8844	197.22	456,959	1992	1992	0	0	0	15.25	84.75

1 SNGL FAM 100% - 1993 Heated Area: 2241 HX Base Yr 1993



96349 MARSH HEN RD, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		387,273
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		489,653
SOH/AGL Deduction		308,817
ASSESSED VALUE		180,836
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,425
TOTAL JUST VALUE		489,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514456	REPAIR/RRF	8,900	06/15/2016
7566	NEW CONSTR	90,000	10/02/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0623/1151	4/12/1991	WD	U	V		24,000
GRANTOR: BRYANT DANNY & T Y B						
GRANTEE: SCHUBERT ERIC & ANN						
0367/0668	8/01/1982	WD	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2019] N6 W22 S6 E22$ BAS=[YR=1993] W22 N6 W11 FOP=[YR=1993] W4 S6 E4 N6 $ S6 W13 S28 FOP=[YR=1993] S5 E37 N5 W37 $ E37 N1 E9 N27 $ PTR= E15 FUS=[YR=1993] E36 S24 W6 S4 W4 N4 W16 S4 W4 N4 W6 N24 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/09/2026 BY SYS