

LOT 1
IN OR 1917/739
CASTRO COURT PBK 6/285

KOONTZ CLYDE R & BARBARA
1348 MANUCY RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0225-0001-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality 05 Quality Level 05
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100	1,969	258,223
FGR	744	55	409	53,638
FOP	210	30	63	8,262
FOP	372	30	112	14,688
FUS	859	100	859	112,653
STR	77	10	8	1,050

TOTALS 4,231 3,420 448,512

EXTRA FEATURES

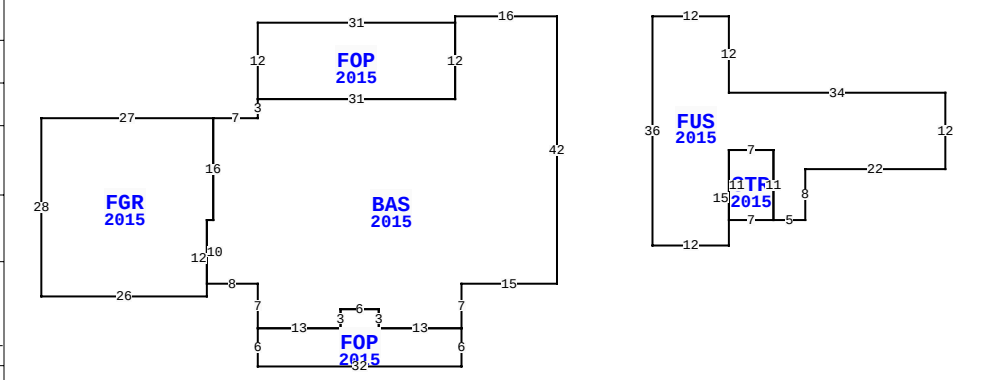
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	0	0	1,392.00	SF	7.00	7.00	100	2015	2015	3	96	9,354	
2	0855	CONC PAVER	0 100	0	0	264.00	SF	7.00	7.00	100	2015	2015	3	96	1,774	
3	0810	CONCRETE A	0 100	0	0	90.00	SF	6.50	6.50	100	2015	2015	3	96	562	
4	0855	CONC PAVER	0 100	0	0	310.00	SF	10.00	10.00	100	2022	2022	3	100	3,100	
5	0911	SCRN RM A	0 100	0	0	310.00	SF	17.50	17.50	100	2022	2022	3	100	5,425	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 11/21/2022 BY DJ

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,420	113.8500	135.20	462,384	2015	2015	0	0	0	97.00	
1 SNGL FAM - 100% - 2017 Heated Area: 2828 HX Base Yr 2017												



1348 MANUCY RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 20,215

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1	0855	CONC PAVER	0 100	0	0	1,392.00	SF	7.00	7.00	100	2015	2015	3	96	9,354	
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LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 11/21/2022 BY DJ

NASSAU COUNTY PROPERTY										PAGE 1 of 1				8
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 8										Tax Dist:				
BUILDING MARKET VALUE										448,512				
TOTAL MARKET OB/XF VALUE										20,215				
TOTAL LAND VALUE - MARKET										250,000				
TOTAL MARKET VALUE										718,727				
SOH/AGL Deduction										302,149				
ASSESSED VALUE										416,578				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										366,578				
TOTAL JUST VALUE										718,727				
NCON VALUE										8,525				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										598,094				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B221183	ADDITION	0	03/01/2022
B1530599	CO ISSUED	0	01/07/2016
B1530599	NEW CONSTR	373,528	06/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1917/0739	5/12/2014	WD	Q	V	02	125,500	
GRANTOR: GIBBS STEPHEN W & JAN							
GRANTEE: KOONTZ CLYDE R & BA							
1083/1039	9/30/2002	WD	Q	V		172,000	
GRANTOR: TOMASSETTI CARINA C							
GRANTEE: GIBBS STEPHEN W & J							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 S1 FOP=[YR=2015] W31 S12 E31 N12\$ S12 W31 S3 W7 FGR=[YR=2015] W27 S28 E26 N12 E1 N16 \$ S16 W1 S10 E8 S7 FOP=[YR=2015] S6 E32 N6 W13 N3 W6 S3 W13\$ E13 N3 E6 S3 E13 N7 E15 N42\$ PTR= E15 FUS=[YR=2015] E12 S12 E34 S12 W22 S8 W5 STR=[YR=2015] W7 N11 E7 S11\$ N11 W7 S15 W12 N36\$ W15\$.