

LOTS 33 & 34 (EX R/W)
IN OR 1851/252
FIVE POINTS 2 PB 3/35

MANNING FAMILY REVOCABLE TRUST/CORNELIUS C MANNING
C/O JOY L BEHM, PO BOX 329
FERNANDINA BEACH, FL 32035-0329

2023

00-00-30-024B-0033-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		2001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,491	100	1,491	179,915
FGR	546	55	300	36,200
FOP	52	30	16	1,931
TOTALS	2,089		1,807	218,046

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	70	15	1,050.00	SF	4.00	4.00	
3	0812	CONCRETE C	0	100	26	4	104.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RM	156.00	147.00	156.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,807	119.9000	142.38	257,281	1986	1990	0	0	15.25	84.75
1 SNGL FAM - 100% - 2019 Heated Area: 1491 HX Base Yr 2019											

TOTAL OB/XF											
4,570											

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4,570											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		218,046	
TOTAL MARKET OB/XF VALUE		4,570	
TOTAL LAND VALUE - MARKET		187,200	
TOTAL MARKET VALUE		409,816	
SOH/AGL Deduction		178,504	
ASSESSED VALUE		231,312	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		181,312	
TOTAL JUST VALUE		409,816	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		397,709	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615135	ROOF	9,050	07/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1851/0252	3/19/2013	WD	U	I	30	100	
GRANTOR:MANNING CORNELIUS C &							
GRANTEE:MANNING CORNELIUS C							
1659/1898	1/25/2010	WD	Q	I	01	162,500	
GRANTOR:PARSONS GLENVER & SAN							
GRANTEE:MANNING CORNELIUS C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W14 BAS=[YR=1993] W62 S30 E29 N5 FOP=[YR=1993] E13 N4 W13 S4 \$ N4 E13 S4 E12 N19 E8 N6\$ S6 W8 S21 E22 N27 \$											