

LOT 1
IN OR 1569/1051
MANUCY POINTE PB 7/215

O'MALLEY JULIE S & JAMES E
95042 MANUCY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-037P-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
Occupancy	00	NONE 100

Quality 06 Quality Level 06
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 3041.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,293	100	2,293	315,737
FGR	521	55	287	39,519
FOP	164	30	49	6,747
FOP	252	30	76	10,465
PTO	12	5	1	138

TOTALS 3,242 2,706 372,606

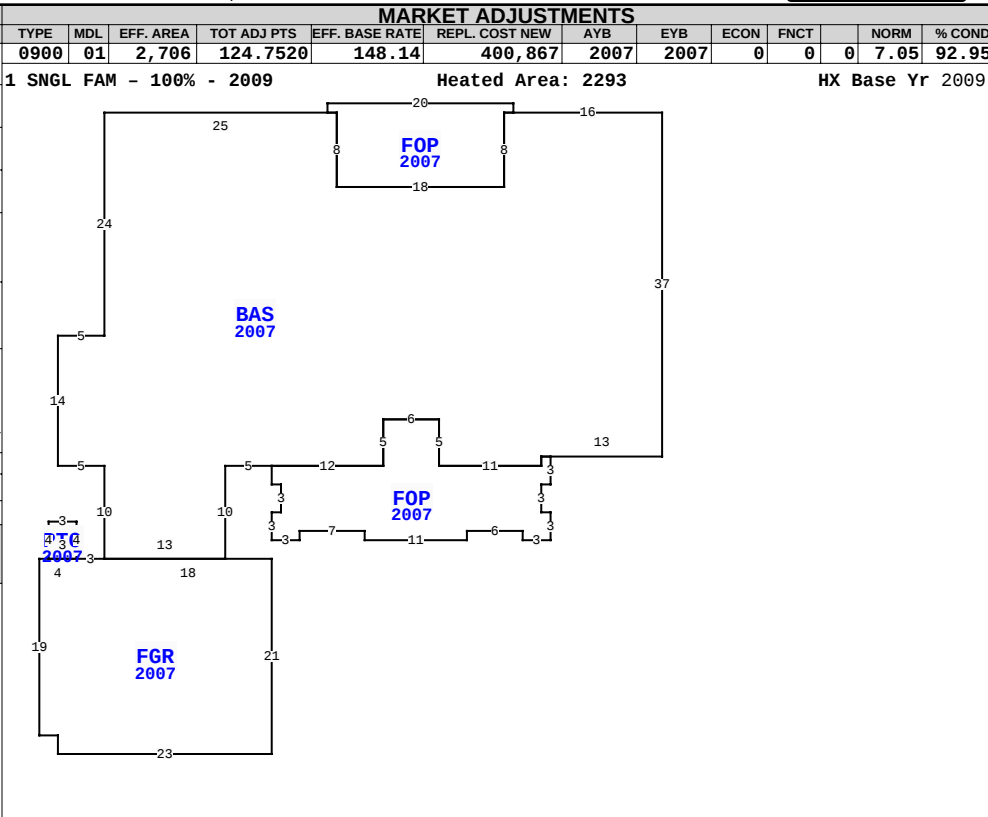
EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0811	CONCRETE B	0 100	0	0	781.00	SF	5.20	5.20	100	2007	2007	3	89	3,614	
3	0810	CONCRETE A	0 100	0	0	155.00	SF	6.50	6.50	100	2007	2007	3	89	897	
4	0810	CONCRETE A	0 100	0	0	88.00	SF	6.50	6.50	100	2007	2007	3	89	509	
5	0825	BRICK	0 100	7	1	7.00	SF	12.50	12.50	100	2007	2007	3	97	85	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 08/05/2019 BY DJA



95042 MANUCY POINTE DR, FERNANDINA BEACH

BLD DATE 07/24/2007 KK LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

TOTAL OB/XF																8,325
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Market: 0 Agricultural: 0 Common: 250,000

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		372,606
TOTAL MARKET OB/XF VALUE		8,325
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		630,931
SOH/AGL Deduction		342,024
ASSESSED VALUE		288,907
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		238,907
TOTAL JUST VALUE		630,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18571	ELEC OTHER	2,000	01/01/2007
M12237	MECH OTHER	0	11/01/2006
P11629	OTHER	0	10/01/2006
C18527	CO ISSUED	0	09/01/2006
B18527	NEW CONSTR	305,600	09/01/2006
R09720	REPAIR/RRF	8,000	09/01/2006

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1569/1051	6/03/2008	WD Q I	
SALE PRICE 480,000			
GRANTOR: JARVIS ROBERT B			
GRANTEE: O'MALLEY JULIE S &			
1458/1206	11/13/2006	WD Q V	
SALE PRICE 211,800			
GRANTOR: BRYLEN HOMES LTD			
GRANTEE: JARVIS ROBERT B			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2007] W16 FOP=[YR=2007] N1 W20 S1 E1 S8 E18 N8 E1\$ W1 S8 W18 N8 W25 S24 W5 S14 E5 S10 FGR=[YR=2007] W3 PTO=[YR=2007] N4 W3 S4 E3\$ W4 S19 E2 S2 E23 N21 W18\$ E13 N10 E5 FOP=[YR=2007] S2 E1 S3 W1 S3 E3 N1 E7 S1 E11 N1 E6 S1 E3 N3 W1 N3 E1 N3 W1 S1 W11 N5 W6 S5 W12\$ E12 N5 E6 S5 E11 N1 E13 N37\$.			