

LOT 3
IN OR 2096/887
MANUCY POINTE PB 7/215

HACKETT KENNETH & JOAN LIVING TRUST/HACKETT KENNET
95008 MANUCY POINTE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-037P-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	

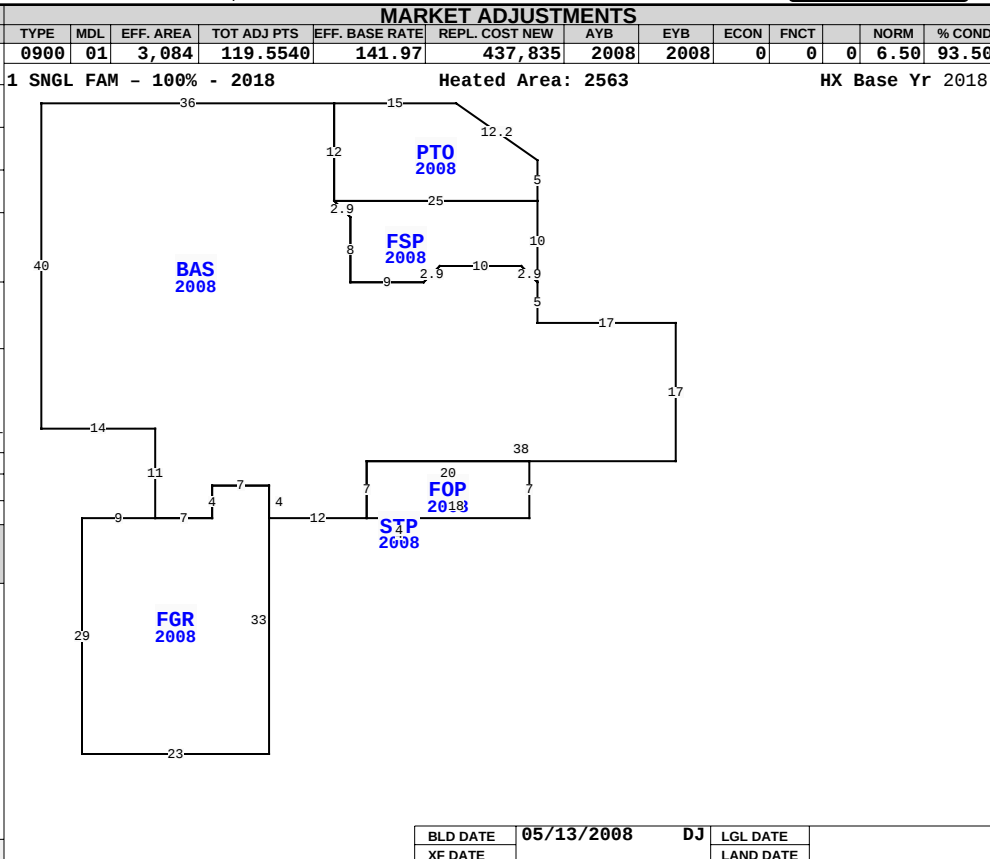
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,563	100	2,563	340,218
FGR	695	55	382	50,708
FOP	140	30	42	5,575
FSP	208	40	83	11,018
PTO	265	5	13	1,726
STP	8	10	1	133

TOTALS	3,879		3,084	409,376
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0		1,211.00	SF 4.00
2	0825	BRICK	0	100	0	0		92.00	SF 12.50
3	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00
4	0840	MARBLE	0	100	0	0		265.00	SF 20.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00

REVIEW DATE 08/05/2019 BY DJA



95008 MANUCY POINTE DR, FERNANDINA BEACH	BLD DATE 05/13/2008	DJ	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
12,477									

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					409,376				
TOTAL MARKET OB/XF VALUE					12,477				
TOTAL LAND VALUE - MARKET					250,000				
TOTAL MARKET VALUE					671,853				
SOH/AGL Deduction					176,825				
ASSESSED VALUE					495,028				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					445,028				
TOTAL JUST VALUE					671,853				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					556,387				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20446	ELEC OTHER	2,000	01/01/2008
M13589	MECH OTHER	0	01/01/2008
C20177	CO ISSUED	0	07/01/2007
B0720177	NEW CONSTR	340,000	07/01/2007
P12576	OTHER	0	07/01/2007
R10536	REPAIR/RRF	9,500	07/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2096/0887	1/24/2017	WD	Q	I	01	578,000	
GRANTOR: MAHONEY LINDA J							
GRANTEE: HACKETT KENNETH & J							
1568/0979	5/28/2008	WD	Q	I		560,000	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: MAHONEY MAURICE E &							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2008] W17 N5 FSP=[YR=2008] N10 PTO=[YR=2008] N5 U7 L10 W15 S12 E25\$ W25 D2 R2 S8 E9 U2 R2 E10 D2 R2 \$ U2 L2 W10 D2 L2 W9 N8 U2 L2 N12 W36 S40 E14 S11 FGR=[YR=2008] W9 S29 E23 N33 W7 S4 W7\$ E7 N4 E7 S4 E12 FOP=[YR=2008] E2 STP=[YR=2008] S2 E4 N2 W4\$ E18 N7 W20 S7\$ N7 E38 N17\$.									