



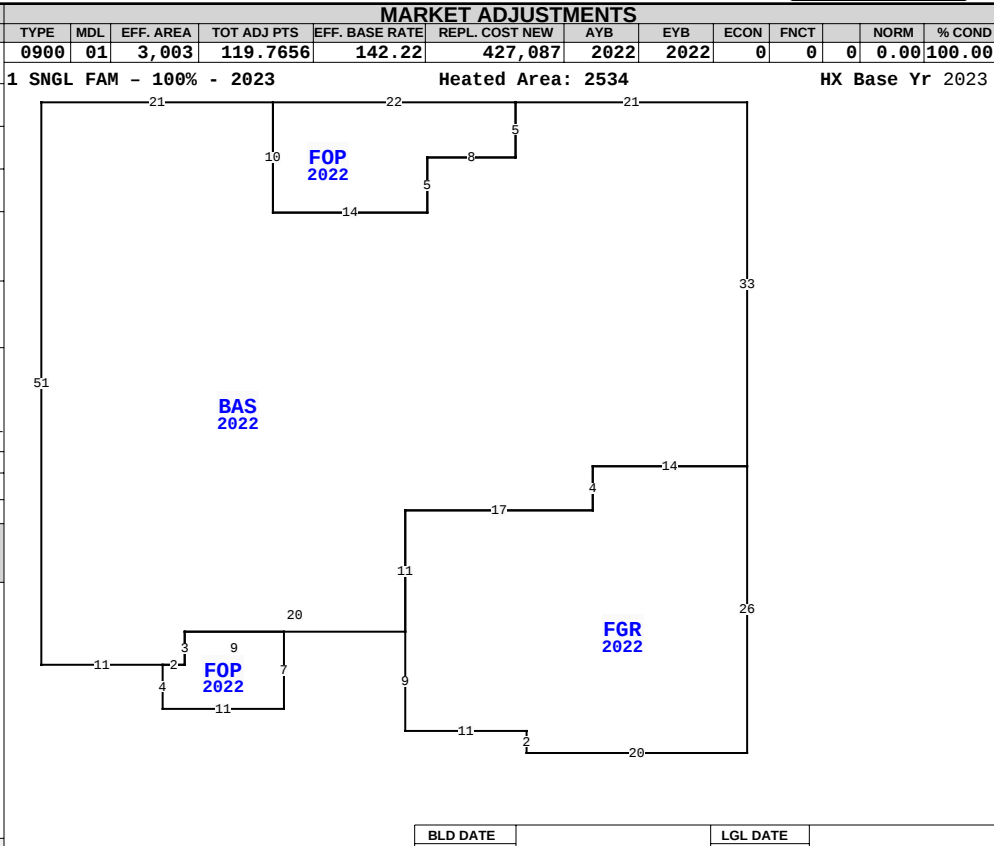
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
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	2,534	100	2,534	360,385
FGR	716	55	394	56,035
FOP	71	30	21	2,987
FOP	180	30	54	7,680
TOTALS	3,501		3,003	427,087

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	878.00	SF	10.00	10.00	100	2022
2	0855	CONC PAVER	0 100	0	0	72.00	SF	10.00	10.00	100	2022

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



95000 MANUCY POINTE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
9,500											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		427,087	
TOTAL MARKET OB/XF VALUE		9,500	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		686,587	
SOH/AGL Deduction		140,883	
ASSESSED VALUE		545,704	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		495,704	
TOTAL JUST VALUE		686,587	
NCON VALUE		436,587	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		200,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215850	NEW CONSTR	0	06/01/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2447/1676	3/29/2021	WD	Q	V	01
GRANTOR: HACKETT KENNETH & JOA					
GRANTEE: WELLS HOWARD & LUCY					
2145/1470	9/08/2017	WD	Q	V	01
GRANTOR: SASANFAR GUY S & GAIL					
GRANTEE: HACKETT KENNETH & J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W21 FOP=[YR=2022] W22 S10 E14 N5 E8 N5\$ S5 W8 S5 W14 N10 W21 S51 E11 FOP=[YR=2022] S4 E11 N7 W9 S3 W2\$ E2 N3 E20 FGR=[YR=2022] S9 E11 S2 E20 N26 W14 S4 W17 S11\$ N11 E17 N4 E14 N33\$.											