

LOT 8
IN OR 1529/468
MANUCY POINTE PB 7/215

LEININGER MARVIN J & ELAINE R
95029 MANUCY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-30-037P-0008-0000



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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3041.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,260	100
FGR	652	55
FOP	132	30
FOP	162	30
FOP	220	30
PTO	46	5
TOTALS	3,472	2,776

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	2,776	123.3408	146.47	406,601	2007	2007	0	0	93.00

1 SNGL FAM - 100% - 2008

Heated Area: 2260

HX Base Yr 2008

BLD DATE	09/10/2007	KK	LGL DATE
XF DATE			LAND DATE