



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	12 HARDWOOD 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
BUD8 Adjustme	05 DIST 1A 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	03
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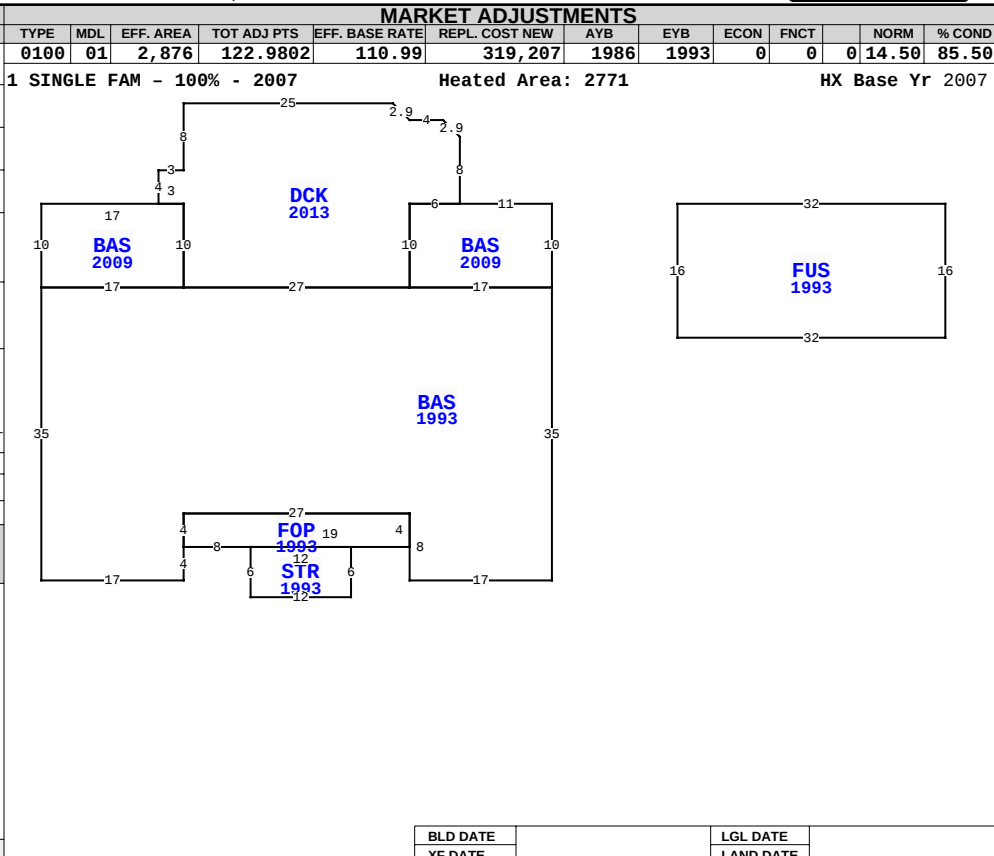
NEIGHBORHOOD/LOC	3027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,919	100	1,919	182,106
BAS	170	100	170	16,132
BAS	170	100	170	16,132
DCK	662	10	66	6,263
FOP	108	30	32	3,037
FUS	512	100	512	48,587
STR	72	10	7	664

TOTALS	3,613	2,876	272,922
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0940	SHEDS/PORT	0 100	16	10	160.00	SF	30.00	30.00
3	0855	CONC PAVER	0 100	0	0	98.00	SF	10.00	10.00
4	0812	CONCRETE C	0 100	0	0	2,613.00	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
1	000100	C	SFR	100		RG-1	0.00	0.00	1.00



TOTAL OB/XF									
1340 MANUCY RD, FERNANDINA BEACH	BLD DATE		LGL DATE						
	XF DATE		LAND DATE						
	INC DATE		AG DATE						

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 8 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE HX HB									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25218	REMODEL	1,200	10/01/2011
M14560	MECH OTHER	0	05/01/2009
B22467	REMODEL	15,900	05/01/2009
M14560	MECH OTHER	0	05/01/2009
B22439	DEMOLITION	600	04/01/2009

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2269/1176	4/12/2019	WD	U	I	11	100			
GRANTOR: ALVARADO JENNIFER F &									
GRANTEE: ALVARADO CARLOS									
1416/0578	6/01/2006	WD	Q	I		435,000			
GRANTOR: LANE WILLIAM C & BARB									
GRANTEE: ALVARADO JENNIFER F									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W11 DCK=[YR=2013] N8 U2 L2 W4 U2 L2 W25 S8 W3 S4 E3 S10 E27 N10 E6\$ W6 S10 BAS=[YR=1993] W27 BAS=[YR=2009] N10 W17 S10 E17\$ W17 S35 E17 N4 FOP=[YR=1993] E8 STR=[YR=1993] S6 E12 N6 W12\$ E19 N4 W27 S4\$ N4 E27 S8 E17 N35 W17\$ E17 N10 \$ PTR= E15 FUS=[YR=1993] E32 S16W32 N16 \$ W15 \$.									