

PT OF LOT 4
IN OR 808/27
SUB OF S0 PT SEC 12 DB 39/292

CRUMBLEY WILLIAM J & KIMBALL J
1216 MANUCY ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0004-0150



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	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,465	100	1,465	137,264
DCK	314	10	31	2,905
FOP	516	30	155	14,523
FSP	379	40	152	14,241
FUS	405	100	405	37,946
PTO	45	5	2	188
UOP	9	20	2	188
TOTALS	3,133		2,212	207,253

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	83	1,660	
3	0812	CONCRETE C	0 100	0	0	1,380.00	SF	4.00	4.00	100	2000	2000	3	80	4,416	
4	0811	CONCRETE B	0 100	0	0	901.00	SF	5.20	5.20	100	2000	2000	3	80	3,748	
5	0811	CONCRETE B	0 100	0	0	654.00	SF	5.20	5.20	100	2000	2000	3	80	2,721	
6	0819	CONC 12"	0 100	24	20	480.00	SF	9.50	9.50	100	2000	2000	3	80	3,648	
7	0479	VF PICKET	0 100	0	0	184.00	LF	10.00	10.00	100	2002	2002	3	61	1,122	
8	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2002	2002	3	32	1,600	
9	0940	SHEDS/PORT	0 100	0	0	480.00	SF	39.00	39.00	100	2022	2022	3	100	18,720	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,212	117.3060	105.87	234,184	1998	1998	0	0	0 11.50	88.50
1 SINGLE FAM - 100% - 1999 Heated Area: 1870 HX Base Yr 1999											

1216 MANUCY RD, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 37,635															
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
1	000100	C	SFR	100			108.00	204.00	1.00	UT		1.00	1.00	1.00	250,000.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		232,739	
TOTAL MARKET OB/XF VALUE		37,635	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		520,374	
SOH/AGL Deduction		227,839	
ASSESSED VALUE		292,535	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		242,535	
TOTAL JUST VALUE		520,374	
NCON VALUE		18,720	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		435,986	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012822	GARAGE	14,505	08/19/2022
B9906651	GARAGE	18,000	12/01/1999
B9906715	XFOB	12,000	12/01/1999
B9805113	NEW CONSTR	155,000	06/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0808/0027	9/30/1997	TD	Q	V	
GRANTOR: HART ROBERT H & BILLI					
GRANTEE: CRUMBLEY WILLIAM J					

BUILDING NOTES					

BUILDING DIMENSIONS					
DCK=[YR=1998] W21 N3 W8 FSP=[YR=1998] N7 W15 UOP=[YR=1998] N3 W3 S3 E3\$ W5 S20 BAS=[YR=1998] S15 FOP=[YR=1998] S25 E17 PTO=[YR=1998] S3 E15 N3 W15\$ E32 N24 W6 S18 W37 N19 W6\$ E6 S19 E37N18 E6 N16 W32 N3 W7 S3 W10 \$ E10 N3 E7 S3 E3 N13\$ S13 E29 N10\$ PTR=E15 FUS=[YR=1998] E37 S10 W1 S1 W35 N1 W1 N10\$ W15\$.					

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