

PT OF LOT 5  
IN OR 806/1373  
SUB OF S0 PT SEC 12 DB 39/292

CARDEN RUTH  
1227 MANUCY RD  
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0005-0140



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 16 WD FR STUC 90  |
| Exterior Wall            | 21 STONE 10       |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 80      |
| Interior Floor           | 08 SHT VINYL 20   |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 4 100             |
| Bathrooms                | 3.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 2. 100            |
| Units                    | 0 100             |
| Occupancy                | 00 NONE 100       |

|          |                     |
|----------|---------------------|
| Quality  | 03 Quality Level 03 |
| DOR CODE | 0100 SINGLE FAMILY  |

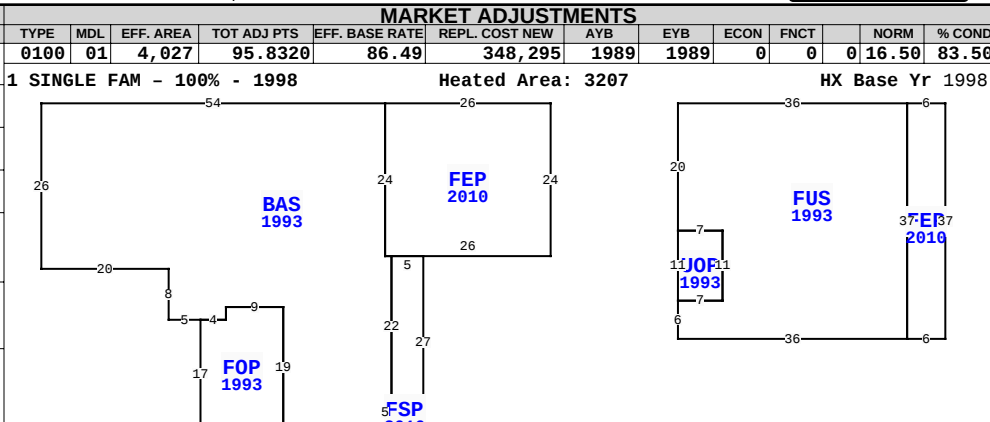
|                  |          |    |
|------------------|----------|----|
| MAP NUM          | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 3027.00  |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,952            | 100         | 1,952        | 140,971              |
| FEP       | 222              | 80          | 178          | 12,855               |
| FEP       | 624              | 80          | 499          | 36,038               |
| FOP       | 239              | 30          | 72           | 5,200                |
| FSP       | 140              | 40          | 56           | 4,044                |
| FUS       | 1,255            | 100         | 1,255        | 90,635               |
| UOP       | 77               | 20          | 15           | 1,083                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 4,509 | 4,027 | 290,826 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0504       | FP-ELECTRI  | 0   | 100 | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       |       |
| 2              | 0811       | CONCRETE B  | 0   | 100 | 0  | 0  | 554.00   | SF | 5.20     | 5.20           |       |
| 4              | 1242       | WD DECK A   | 0   | 100 | 6  | 6  | 36.00    | SF | 10.00    | 10.00          |       |
| 5              | 0940       | SHEDS/PORT  | 0   | 100 | 24 | 10 | 240.00   | SF | 30.00    | 30.00          |       |
| 6              | 0861       | POOL GUNIT  | 0   | 100 | 0  | 0  | 348.00   | SF | 85.00    | 85.00          |       |
| 7              | 0845       | KOOL DECK   | 0   | 100 | 0  | 0  | 968.00   | SF | 7.25     | 7.25           |       |
| 8              | 0910       | SCRN RM L   | 0   | 100 | 45 | 26 | 1,170.00 | SF | 15.00    | 15.00          |       |
| 9              | 0871       | POOL HTR R  | 0   | 100 | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       |       |
| 10             | 0812       | CONCRETE C  | 0   | 100 | 0  | 0  | 1,264.00 | SF | 4.00     | 4.00           |       |
| 12             | 0510       | GARAGE WD-  | 0   | 100 | 44 | 22 | 968.00   | SF | 35.00    | 35.00          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000100   | C   | SFR                  | 100 |     | RS-1     | 112.00 | 222.00 | 1.00        | UT        |       |



|                                  |
|----------------------------------|
| 1227 MANUCY RD, FERNANDINA BEACH |
|----------------------------------|

| 1227 MANUCY RD, FERNANDINA BEACH |    |          |                | INC DATE  |         |             |   | AG DATE |                 |       |  |
|----------------------------------|----|----------|----------------|-----------|---------|-------------|---|---------|-----------------|-------|--|
| UNITS                            | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND  | OB/XF MKT VALUE | NOTES |  |
| 1.00                             | UT | 2,000.00 | 2,000.00       | 100       | 1989    | 1989        | 3 | 68      | 1,360           |       |  |
| 554.00                           | SF | 5.20     | 5.20           | 100       | 1989    | 1989        | 3 | 59.5    | 1,714           |       |  |
| 36.00                            | SF | 10.00    | 10.00          | 100       | 1997    | 1997        | 3 | 20      | 72              |       |  |
| 240.00                           | SF | 30.00    | 30.00          | 100       | 1995    | 1995        | 3 | 20      | 1,440           |       |  |
| 348.00                           | SF | 85.00    | 85.00          | 100       | 1997    | 1997        | 3 | 21      | 6,212           |       |  |
| 968.00                           | SF | 7.25     | 7.25           | 100       | 1997    | 1997        | 3 | 75      | 5,264           |       |  |
| 1,170.00                         | SF | 15.00    | 15.00          | 100       | 1997    | 1997        | 3 | 20      | 3,510           |       |  |
| 1.00                             | UT | 2,000.00 | 2,000.00       | 100       | 1997    | 1997        | 3 | 20      | 400             |       |  |
| 1,264.00                         | SF | 4.00     | 4.00           | 100       | 1998    | 1998        | 3 | 77      | 3,893           |       |  |
| 968.00                           | SF | 35.00    | 35.00          | 100       | 1998    | 1998        | 3 | 27      | 9,148           |       |  |

| TOTAL OB/XF |        |        |             |           |     |           |        |         |            |  |                | 33,013 |  |
|-------------|--------|--------|-------------|-----------|-----|-----------|--------|---------|------------|--|----------------|--------|--|
| LOC ZONE    | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE |  | ADJ UNIT PRICE | L VA   |  |
| RS-1        | 112.00 | 222.00 | 1.00        | UT        |     | 1.00      | 1.00   | 1.00    | 250,000.00 |  | 250,000.00     |        |  |
|             |        |        |             |           |     |           |        |         |            |  |                |        |  |
|             |        |        |             |           |     |           |        |         |            |  |                |        |  |
|             |        |        |             |           |     |           |        |         |            |  |                |        |  |
|             |        |        |             |           |     |           |        |         |            |  |                |        |  |
|             |        |        |             |           |     |           |        |         |            |  |                |        |  |
|             |        |        |             |           |     |           |        |         |            |  |                |        |  |
|             |        |        |             |           |     |           |        |         |            |  |                |        |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 2 | 8      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 8              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 290,826     |        |
| TOTAL MARKET OB/XF VALUE  |  | 38,878      |        |
| TOTAL LAND VALUE - MARKET |  | 250,000     |        |
| TOTAL MARKET VALUE        |  | 579,704     |        |
| SOH/AGL Deduction         |  | 275,961     |        |
| ASSESSED VALUE            |  | 303,743     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB BX    | 55,000 |
| BASE TAXABLE VALUE        |  | 248,743     |        |
| TOTAL JUST VALUE          |  | 579,704     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 490,594     |        |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| M16481     | H/AC        | 0      | 08/01/2011 |
| B24007     | ADDITION    | 3,533  | 10/01/2010 |
| R013431    | REPAIR/RRF  | 0      | 07/01/2001 |
| B9804639   | NEW CONSTR  | 18,700 | 02/01/1998 |
| B9704539   | XF08        | 9,230  | 12/01/1997 |
| B9704384   | SWIM POOL   | 9,500  | 10/01/1997 |

| SALES DATA                    |           |           |     |     |        |            |  |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0806/1373                     | 9/16/1997 | WD        | Q   | I   |        | 223,000    |  |
| GRANTOR: STEPHENSON JAMES P & |           |           |     |     |        |            |  |
| GRANTEE: CARDEN DONALD & RUT  |           |           |     |     |        |            |  |
| 0542/0685                     | 5/05/1988 | WD        | Q   | V   |        | 33,500     |  |
| GRANTOR: HIGGINBOTHAM WINDLE  |           |           |     |     |        |            |  |
| GRANTEE: STEPHENSON JAMES &   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FEP=[YR=2010] W26 BAS=[YR=1993] W54 S26 E20 S8 E5<br>FOP=[YR=1993] S17 E13 N19 W9 S2 W4\$ E4 N2 E9 S19 E16<br>FSP=[YR=2010] E6 N27 W5 S22 W1 S5\$ N5 E1 N22 W1 N24\$S24 E26<br>N24\$ PTR=E20 FUS=[YR=1993] E36 FEP=[YR=2010] E6 S37 W6 N37\$<br>S37 W36N6 UOP=[YR=1993] N11 E7 S11 W7\$ E7 N11 W7 N20\$ W20\$. |  |  |  |  |  |  |  |  |  |  |  |

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