PT OF LOT 5
IN OR 1678/164
SUB OF SO PT SEC 12 DB 39/292

KELLY JILL M
1357 MANUCY RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0005-0160

BUILDING CHARACTERISTICS

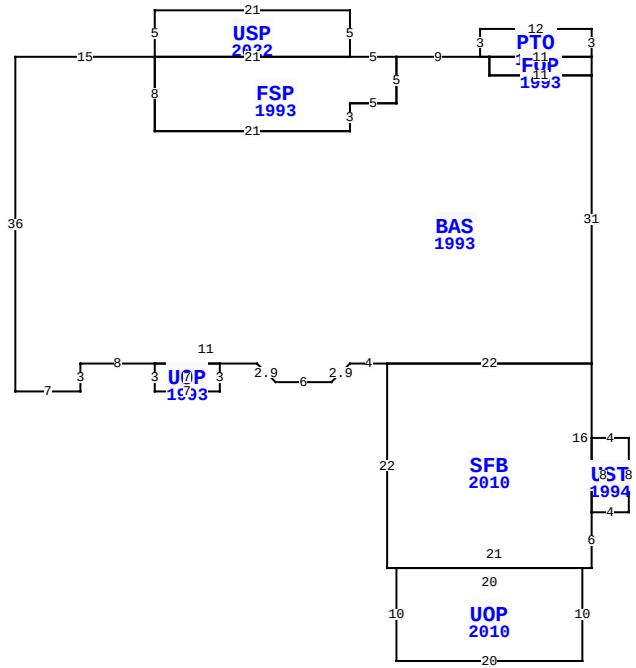
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	1,868	100	1,868	145,284
FOP	22	30	7	544
FSP	193	40	77	5,989
PTO	36	5	2	156
SFB	484	80	387	30,099
UOP	21	20	4	311
UOP	200	20	40	3,111
USP	105	30	32	2,489
UST	32	45	14	1,089
TOTALS	2,961		2,431	189,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,431	105.7420	95.43	231,990	1985	1985	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 2002 Heated Area: 2255 HX Base Yr 2002



1357 MANUCY RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		195,336
TOTAL MARKET OB/XF VALUE		4,836
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		450,172
SOH/AGL Deduction		224,464
ASSESSED VALUE		225,708
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		170,708
TOTAL JUST VALUE		450,172
NCON VALUE		3,122
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2109011	ADDITION	0	01/01/2022
0294	ADDITION	42,518	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1678/0164	4/16/2010	QC	U	I	11	100
GRANTOR: KELLY CHARLES A & JIL						
GRANTEE: KELLY JILL M						
1672/0271	4/16/2010	QC	U	I	11	100
GRANTOR: KELLY CHARLES A & JIL						
GRANTEE: KELLY JILL M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W12 S3 BAS=[YR=1993] W9 FSP=[YR=1993] W5 USP=[YR=2022] N5 W21 S5 E21$ W21 S8 E21 N3 E5 N5 $ S5 W5 S3 W21 N8 W15 S36 E7 N3 E8 UOP=[YR=1993] S3 E7 N3 W7 $ E11 D2 R2 E6 U2 R2 E4 SFB=[YR=2010] S22E1 UOP=[YR=2010] S10 E20 N10 W20$ E21 N6UST=[YR=1994] E4 N8 W4 S8 $ N16 W22 $ E22 N31 W11 N2 W1 $ E1 FOP=[YR=1993] S2 E11 N2 W11 $ E11N3$.

EXTRA FEATURES

LN	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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1985	1985	3	20	1,200	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
3	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	1985	1985	3	49.5	1,030	
4	0810	CONCRETE A	0	100	30	3	90.00	SF	6.50	6.50	100	1985	1985	3	49.5	290	
5	0820	WOOD WALK	0	100	6	4	24.00	SF	11.75	11.75	100	1985	1985	3	40	113	
6	0810	CONCRETE A	0	100	0	0	32.00	SF	6.50	6.50	100	1985	1985	3	49.5	103	

LAND DESCRIPTION

TOTAL OB/XF 4,836

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	109.00	210.00	1.00	UT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/24/2022 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

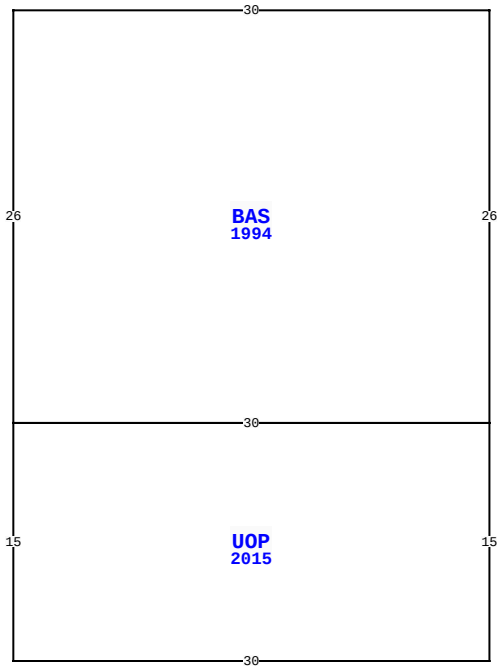
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	780	100	780	5,616
UOP	450	20	90	648
TOTALS	1,230		870	6,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	01	870	60.0000	14.40	12,528	1994	1994	0	0	0	50.00	50.00

2 BARNS – 100% - 2002 Heated Area: 780 HX Base Yr 2002



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GRANTOR: KELLY CHARLES A & JIL						
GRANTEE: KELLY JILL M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W30 S26 UOP=[YR=2015] S15 E30 N15 W30$ E30 N26 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/24/2022 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS