

BLOCK 10 PT LOT 8 & ALL LOT 9
IN OR 2396/1572
BUCKS FDNA BEACH 3 UNR

MANLEY JANE A TRUST/MANLEY JANE A TRUSTEE
95319 CAPTAIN'S WAY
FERNANDINA BEACH, FL 32034

2023

00-00-31-114B-0010-0080

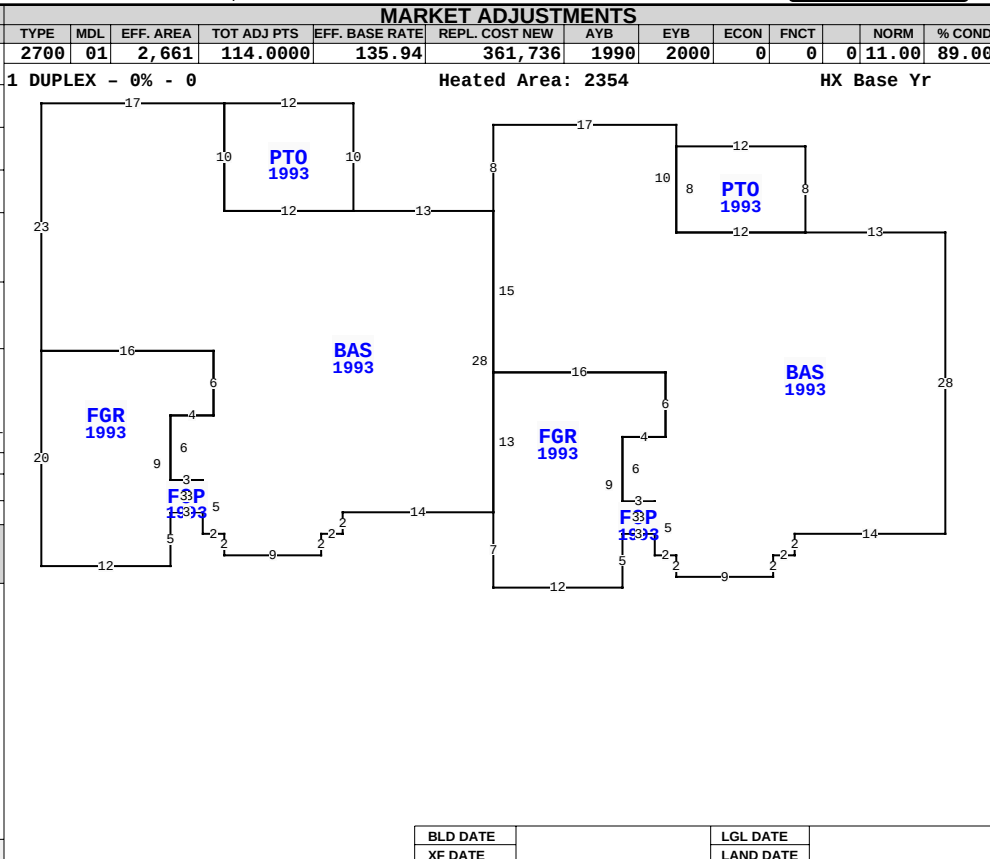


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	6 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0800 MULTI-FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	1039.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,177	100	1,177	142,401
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FGR	264	55	145	17,543
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FOP	9	30	3	363
FOP	9	30	3	363
PTO	96	5	5	605
PTO	120	5	6	726
TOTALS	3,116		2,661	321,945

EXTRA FEATURES	
L N	OB/XF CODE
1	0811 CONCRETE B



2804 OCEAN DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

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	0811	CONCRETE B	0	0	960.00	SF	5.20	5.20	100	1990	1990	3	62	3,095	

LAND DESCRIPTION		TOTAL OB/XF														3,095
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	ADJ UNIT PRICE
1	000800	C	MULTI-FAM	0			110.00	90.00	108.00	FF		1.00	1.00	1.00	1,500.00	1,500.00

REVIEW DATE	06/28/2023	BY	TW	Total Acres: 0.00	Total Land Value: 162,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			321,945
TOTAL MARKET OB/XF VALUE			3,095
TOTAL LAND VALUE - MARKET			162,000
TOTAL MARKET VALUE			487,040
SOH/AGL Deduction			112,473
ASSESSED VALUE			374,567
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			374,567
TOTAL JUST VALUE			487,040
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			360,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112114	H/AC	5,000	11/22/2011
20112052	ELEC OTHER	1,000	11/15/2011
20061134	H/AC	5,200	05/24/2006
5753B	NEW CONSTR	83,440	01/11/1990

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2396/1572	9/28/2020	WD	U	I	11
GRANTOR: MANLEY JANE A					SALE PRICE 100
GRANTEE: MANLEY JANE A TRUST					
0674/1223	2/01/1993	WD	Q	I	115,000
GRANTOR: HEAD STEPHAN & JACKI					
GRANTEE: MANLEY WM & JANE					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W13 PTO=[YR=1993] N8 W12 S8 E12 \$ W12 N10 W17S8	
BAS=[YR=1993] W13 PTO=[YR=1993] N10 W12 S10 E12 \$ W12 N10	
W17 S23 FGR=[YR=1993] S20 E12 N5 FOP=[YR=1993] E3 N3 W3 S3 \$	
N9 E4 N6 W16 \$ E16 S6 W4 S6 E3 S5 E2 S2 E9 N2 E2 N2 E14	
FGR=[YR=1993] S7 E12 N5 FOP=[YR=1993] E3 N3 W3 S3 \$ N9 E4 N6	
W16 S13 \$ N28 \$ S15 E16 S6 W4 S6 E3 S5 E2 S2 E9 N2 E2 N2 E14	
N28 \$.	

OTHER ADJUSTMENTS AND NOTES														YEAR	DENSITY	DECL	FRZ	YR	CONSRV