

W71 FT OF E143 FT OF S136 1/2
FT OF N1/2 OF OUTLOT 2
IN OR 659 PG 176

MANNING CLINTON T & LORI JEAN
1504 HIGHLAND STREET
FERNANDINA BEACH, FL 32034

2023

00-00-31-1600-0002-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	15	CONC BLOCK 50		
Exterior Wall	26	AL SIDING 50		
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		2 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC	1007.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	63,201
FUS	1,170	100	1,170	82,161
STP	28	10	3	211
UOP	308	20	62	4,354
UST	234	45	105	7,373
TOTALS	2,640		2,240	157,300

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	8	12	96.00	SF	30.00	30.00
2	0810	CONCRETE A	0 100	0	0	128.00	SF	6.50	6.50
3	0811	CONCRETE B	0 100	0	0	648.00	SF	5.20	5.20
4	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50

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	0006	R-1	71.00	137.00	1.00

REVIEW DATE 08/27/2019 BY DJA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,240	98.4900	88.89	199,114	1962	1980	0	0	21.00	79.00

1 SINGLE FAM - 100% - 0

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	0940	SHEDS/PORT	0 100	8	12	96.00	SF	30.00	30.00	100	1980	1980	3	20	576	
2	0810	CONCRETE A	0 100	0	0	128.00	SF	6.50	6.50	100	1962	1962	3	20	166	
3	0811	CONCRETE B	0 100	0	0	648.00	SF	5.20	5.20	100	1962	1962	3	20	674	
4	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	1962	1962	3	20	78	

TOTAL OB/XF															
1,494															
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	0006	R-1	71.00	137.00	1.00	LT		1.00	1.00	0.90	225,000.00

Market: 0 Agricultural: 0 Common: 202,500

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2			Tax Dist:				
BUILDING MARKET VALUE				157,300			
TOTAL MARKET OB/XF VALUE				1,494			
TOTAL LAND VALUE - MARKET				202,500			
TOTAL MARKET VALUE				361,294			
SOH/AGL Deduction				260,415			
ASSESSED VALUE				100,879			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				50,879			
TOTAL JUST VALUE				361,294			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				316,049			
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TOTAL OB/XF															
1,494															
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	0006	R-1	71.00	137.00	1.00	LT		1.00	1.00	0.90	225,000.00

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