BLOCK 152 LOT 4
CITY OF FDNA BEACH

MANGANARO FAMILY TRUST/MANGANARO MARIO P TRUSTEE
96686 BLACKROCK RD
YULEE, FL 32097

2023

00-00-31-1800-0152-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

708 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	61,250
TOTAL MARKET VALUE	61,250
SOH/AGL Deduction	3,500
ASSESSED VALUE	57,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,750
TOTAL JUST VALUE	61,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2056/0775	6/28/2016	WD	U	V	11	100

GRANTOR: MANGANARO MARIO P & R

GRANTEE: MANAGANARO FAMILY T

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000000	C	VAC RES	0		R-2	0.00	0.00	25.00	FF		1.00	1.00	0.70	3,500.00	2,450.00	61,250							

REVIEW DATE 10/12/2018 BY DJX Total Acres: 0.00 Total Land Value: 61,250 Market: 0 Agricultural: 0 Common: 61,250 PRINTED 08/02/2023 BY SYS