

SE1/4 OF SW1/4
OR 236/409 & PT OR 772/325 &
PT OR 1213/1484 1/2 HX INT

MANNING WILLIAM ALTON L/E/
3001 MANNING LAKE LANE
HILLIARD, FL 32046

2023

22-2N-23-0000-0004-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	1,769	146,739
DK	45	10	4	332
DK	95	10	10	829
DK	152	10	15	1,244
FOP	305	30	92	7,631
UCP	1,800	20	360	29,862
UOP	50	20	10	829
UOP	244	20	49	4,065

TOTALS	4,460		2,309	191,532
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	1242	WD DECK A	0	50	0	0	776.00	SF	10.00
5	0681	POLE SHED	0	50	19	75	1,425.00	SF	15.00
8	0200	BARN WD 0-	0	0	34	28	952.00	SF	20.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,309	110.7400	99.94	230,761	1988	1988		0	0	17.00	83.00	
1 SINGLE FAM - 50% - 2004													
Heated Area: 1769 HX Base Yr 2004													
3001 MANNING LAKE LN, HILLIARD													
BLD DATE: 06/13/2023 MLU													
XF DATE: 06/13/2023 MLU													
INC DATE: 06/13/2023 MLU													
LGL DATE: 06/13/2023 MLU													
LAND DATE: 06/13/2023 MLU													
AG DATE: 06/13/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		252,140	
TOTAL MARKET OB/XF VALUE		10,397	
TOTAL LAND VALUE - MARKET		336,640	
TOTAL MARKET VALUE		333,669	
SOH/AGL Deduction		187,426	
ASSESSED VALUE		146,243	
TOTAL EXEMPTION VALUE		30,000	
BASE TAXABLE VALUE		116,243	
TOTAL JUST VALUE		599,177	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		284,683	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016999	GARAGE	27,198	11/06/2022
P037409	MH MOVE-ON	0	12/01/2003
2869	NEW CONSTR	2,500	07/07/1988
2425	H/AC	3,475	01/07/1988
4588	NEW CONSTR	55,225	01/07/1988
4981	NEW CONSTR	1,800	01/07/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2623/1640	2/06/2023	TD U	I	11	100
GRANTOR:MANNING JAMES B JR &					
GRANTEE:MANNING WILLIAM ALT					
2623/1639	2/06/2023	PR U	I	11	100
GRANTOR:MANNING JAMES B JR PR					
GRANTEE:MANNING WILLIAM ALT					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
DK=[YR=2003] W19 UOP=[YR=1993] W10 DK=[YR=2003] W9 S5 UOP=[YR=1993] S61 DK=[YR=2003] S4 E38 N4 FOP=[YR=1993] N61 W5 S61 E5 \$ W38 \$ E4 BAS=[YR=1993] E29 N61 W29 S61 \$ N61 W4 \$ E9 N5 \$ S5 E10 N5 \$ S5 E19 N5 \$ PTR=E20 UCP=[YR=2008] E60 S30 W60 N30\$ W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	50	0007	OR	0.00	0.00	1.00
2	006100	A	PASTURE 2	0			0.00	0.00	22.58
3	005902	A	HARDWOOD SI	0			0.00	0.00	12.00
4	009910	M	MKT. VAL. AG	0			0.00	0.00	34.58
5	005000	C	RURAL HOME	0	0007		0.00	0.00	1.00

REVIEW DATE	03/08/2023	BY	WWX	Total Acres:	36.58	Total Land Value:	71,132	Market:	276,640	Agricultural:	11,132	Common:	60,000	PRINTED 08/02/2023 BY	SY
-------------	------------	----	-----	--------------	-------	-------------------	--------	---------	---------	---------------	--------	---------	--------	-----------------------	----

**MANNING WILLIAM ALTON L/E/
3001 MANNING LAKE LANE
HILLIARD, FL 32046**

2023

[illegible]