



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

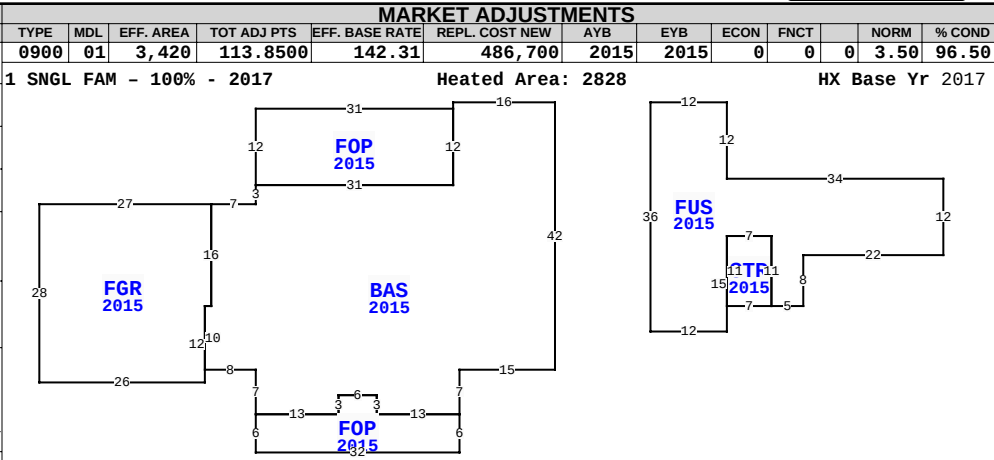
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,969	100	1,969	270,401
FGR	744	55	409	56,168
FOP	210	30	63	8,652
FOP	372	30	112	15,381
FUS	859	100	859	117,965
STR	77	10	8	1,098

TOTALS	4,231		3,420	469,666
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,392.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	264.00	SF	7.00	7.00
3	0810	CONCRETE A	0 100	0	0	90.00	SF	6.50	6.50
4	0855	CONC PAVER	0 100	0	0	310.00	SF	10.00	10.00
5	0911	SCRN RM A	0 100	0	0	310.00	SF	17.50	17.50

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		RSF-1	0.00	0.00	1.00



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,420	113.8500	142.31	486,700	2015	2015	0	0	3.50	96.50
1348 MANUCY RD, FERNANDINA BEACH											
BLD DATE						LGL DATE		03/26/2024			
XF DATE						LAND DATE		MLU			
INC DATE						AG DATE					

TOTAL OB/XF									
19,931									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		469,666	
TOTAL MARKET OB/XF VALUE		19,931	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		789,597	
SOH/AGL Deduction		360,522	
ASSESSED VALUE		429,075	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		379,075	
TOTAL JUST VALUE		789,597	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		718,727	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B221183	ADDITION	0	03/01/2022
B1530599	CO ISSUED	0	01/07/2016
B1530599	NEW CONSTR	373,528	06/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2709/804	5/01/2024	WD	U	I	11
GRANTOR: KOONTZ CLYDE R & BARB					
GRANTEE: KOONTZ BARBARA P &					
1917/0739	5/12/2014	WD	Q	V	02
GRANTOR: GIBBS STEPHEN W & JAN					
GRANTEE: KOONTZ CLYDE R & BA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W16 S1 FOP=[YR=2015] W31 S12 E31 N12\$ S12 W31 S3 W7 FGR=[YR=2015] W27 S28 E26 N12 E1 N16 \$ S16 W1 S10 E8 S7 FOP=[YR=2015] S6 E32 N6 W13 N3 W6 S3 W13\$ E13 N3 E6 S3 E13 N7 E15 N42\$ PTR= E15 FUS=[YR=2015] E12 S12 E34 S12 W22 S8 W5 STR=[YR=2015] W7 N11 E7 S11\$ N11 W7 S15 W12 N36\$ W15\$.									