LOT 2
IN OR 1800/1128
MANUCY POINTE PB 7/215

CLARK FRANCIS & ROSEMARY
95024 MANUCY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-037P-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

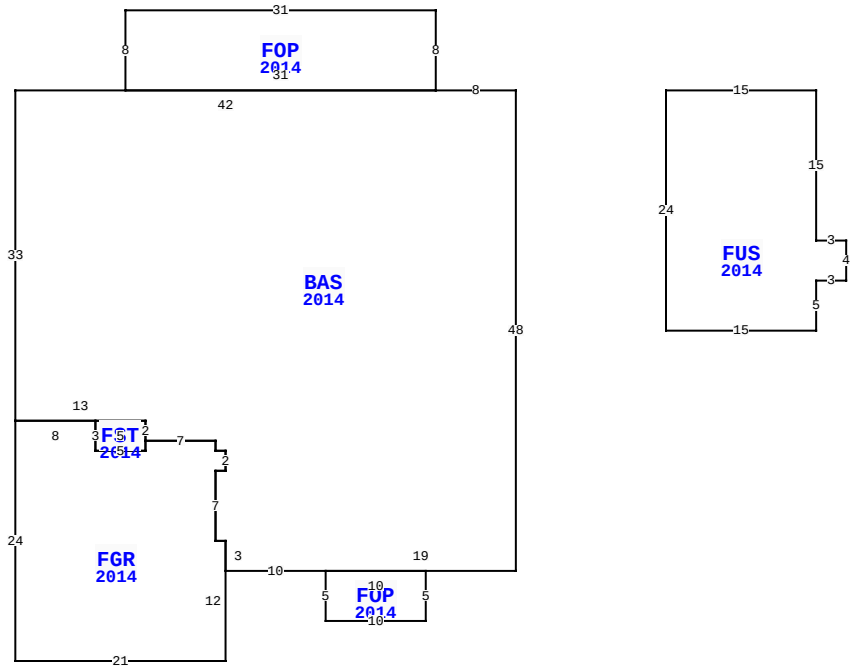
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,109	100	2,109	335,564
FGR	465	55	256	40,732
FOP	50	30	15	2,387
FOP	248	30	74	11,774
FST	15	55	8	1,273
FUS	372	100	372	59,189
TOTALS	3,259		2,834	450,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,834	132.5904	165.74	469,707	2014	2014	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2015 Heated Area: 2481 HX Base Yr 2015



95024 MANUCY POINTE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		450,919
TOTAL MARKET OB/XF VALUE		41,030
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		741,949
SOH/AGL Deduction		323,102
ASSESSED VALUE		418,847
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		368,847
TOTAL JUST VALUE		741,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		722,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429233	SWIM POOL	24,765	08/01/2014
B1328016	CO ISSUED	0	05/16/2014
B1328016	NEW CONSTR	298,739	11/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1800/1128	6/29/2012	WD	Q	V	02	72,000
GRANTOR: CARLSON JOSEPH M TRUS						
GRANTEE: CLARK FRANCIS & ROS						
1737/0945	4/04/2011	WD	U	V	11	100
GRANTOR: CARLSON JOSEPH M						
GRANTEE: CARLSON JOSEPH M TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W8 FOP=[YR=2014] N8 W31 S8 E31$ W42 S33
FGR=[YR=2014] S24 E21 N12 W1 N7 E1 N2 W1 N1 W7 FST=[YR=2014]
N2 W5 S3 E5 N1$ S1 W5 N3 W8$ E13 S2 E7 S1 E1 S2 W1 S7 E1 S3
E10 FOP=[YR=2014] S5 E10 N5 W10$ E19 N48$ PTR=E15
FUS=[YR=2014] E15 S15 E3 S4 W3 S5 W15 N24$ W15$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	
2	0855	CONC PAVER	0	100	0	0	94.00	SF	7.00	7.00	100	2014	2014	3	95	625	
3	0855	CONC PAVER	0	100	0	0	913.00	SF	7.00	7.00	100	2014	2014	3	95	6,071	
4	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2014	2014	3	75	18,360	
5	0911	SCRN RM A	0	100	0	0	620.00	SF	17.50	17.50	100	2014	2014	3	65	7,053	
6	0855	CONC PAVER	0	100	0	0	332.00	SF	10.00	10.00	100	2014	2014	3	95	3,154	
7	0855	CONC PAVER	0	100	0	0	362.00	SF	7.00	7.00	100	2014	2014	3	95	2,407	

LAND DESCRIPTION

TOTAL OB/XF 41,030

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	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 08/05/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS