

WELLS HOWARD & LUCY
95000 MANUCY POINTE DR
FERNANDINA BEACH, FL 32034

00-00-30-037P-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

13LVT/LAMNT 80

Interior Floo

11CLAY TILE 20

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

3100

Bathrooms

3100

Frame

02WOOD FRAME 100

Stories

00100

Units

00100

Occupancy

00NONE 100

Quality

06Quality Level 06

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA03

NEIGHBORHOOD/LOC

3041.00

TOTALS

3,5013,003449,579

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,003119.7656149.71449,57920222022000.00100.00

1 SNGL FAM - 100% - 2023Heated Area: 2534HX Base Yr 2023

FOP 2022

FOP 2022

FGR 2022

BAS 2022

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE449,579

TOTAL MARKET OB/XF VALUE9,500

TOTAL LAND VALUE - MARKET250,000

TOTAL MARKET VALUE709,079

SOH/AGL Deduction279,394

ASSESSED VALUE429,685

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE379,685

TOTAL JUST VALUE709,079

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE686,587

SALES DATA

OFF RECORD NumberDATE

2447/16763/29/2021

TYPE INSTQ U V I RSN CD

WD Q V 01

SALE PRICE245,000

GRANTOR:HACKETT KENNETH & JOA

GRANTEE:WELLS HOWARD & LUCY

2145/14709/08/2017

WD Q V 01

180,000

GRANTOR:SASANFAR GUY S & GAIL

GRANTEE:HACKETT KENNETH & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W21 FOP=[YR=2022] W22 S10 E14 N5 E8 N5\$ S5 W8 S5 W14 N10 W21 S51 E11 FOP=[YR=2022] S4 E11 N7 W9 S3 W2\$ E2 N3 E20 FGR=[YR=2022] S9 E11 S2 E20 N26 W14 S4 W17 S11\$ N11 E17 N4 E14 N33\$.

EXTRA FEATURES

95000 MANUCY POINTE DR, FERNANDINA BEACH

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010000878.00SF10.0010.001002022202231008,780

20855CONC PAVER01000072.00SF10.0010.00100202220223100720

LAND DESCRIPTION

TOTAL OB/XF9,500

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-10.000.001.00LT1.001.001.00250,000.00250,000.00250,000

REVIEW DATE05/24/2022BYDJ

Total Acres: 0.00Total Land Value: 250,000Market: 0Agricultural: 0Common: 250,000

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