LOT 7
MANUCY POINTE PB 7/215

P&LGNV1 LLC
PO BOX 950
FERNANDINA BEACH, FL 32035

2024

00-00-30-037P-0007-0000

BUILDING CHARACTERISTICS

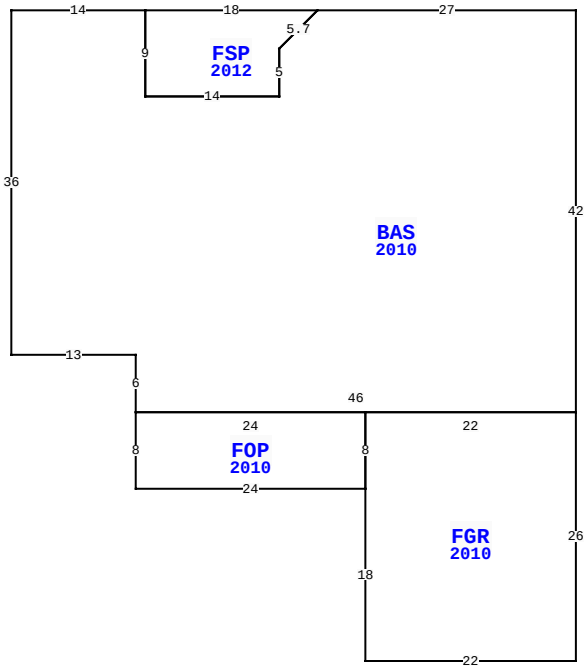
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,266	100	2,266	323,340
FGR	572	55	315	44,948
FOP	192	30	58	8,276
FSP	134	40	54	7,705
TOTALS	3,164		2,693	384,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,693	121.4400	151.80	408,797	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2011 Heated Area: 2266 HX Base Yr 2011



95013 MANUCY POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		384,269
TOTAL MARKET OB/XF VALUE		10,098
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		644,367
SOH/AGL Deduction		396,119
ASSESSED VALUE		248,248
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,248
TOTAL JUST VALUE		644,367
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		627,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25357	ADDITION	3,164	12/01/2011
B23643	CO ISSUED	0	12/13/2010
E22839	NEW CONSTR	0	08/01/2010
E22694	ELEC OTHER	0	06/01/2010
M15419	H/AC	0	06/01/2010
B23643	NEW CONSTR	249,664	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2714/626	5/23/2024	WD	Q	I	01	750,000
GRANTOR: KARR LIVING TRUST						
GRANTEE: P&LGNV1 LLC						
1654/1561	12/18/2009	WD	U	V	12	67,100
GRANTOR: SYNOVUS BANK OF JACKS						
GRANTEE: KARR RICHARD J & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W27 FSP=[YR=2012] W18 S9 E14 N5 U4 R4 $ D4 L4 S5 W14 N9 W14 S36 E13 S6 FOP=[YR=2010] S8 E24 FGR=[YR=2010] S18 E22 N26 W22 S8$ N8 W24$ E46 N42$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	94	1,880	
2	0855	CONC PAVER	0	100	0	0	676.00	SF	10.00	10.00	100	2010	2010	3	91	6,152	
3	0855	CONC PAVER	0	100	0	0	140.00	SF	10.00	10.00	100	2010	2010	3	91	1,274	
4	1242	WD DECK A	0	100	0	0	144.00	SF	10.00	10.00	100	2012	2012	3	55	792	

LAND DESCRIPTION

TOTAL OB/XF 10,098

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	0003	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS