



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

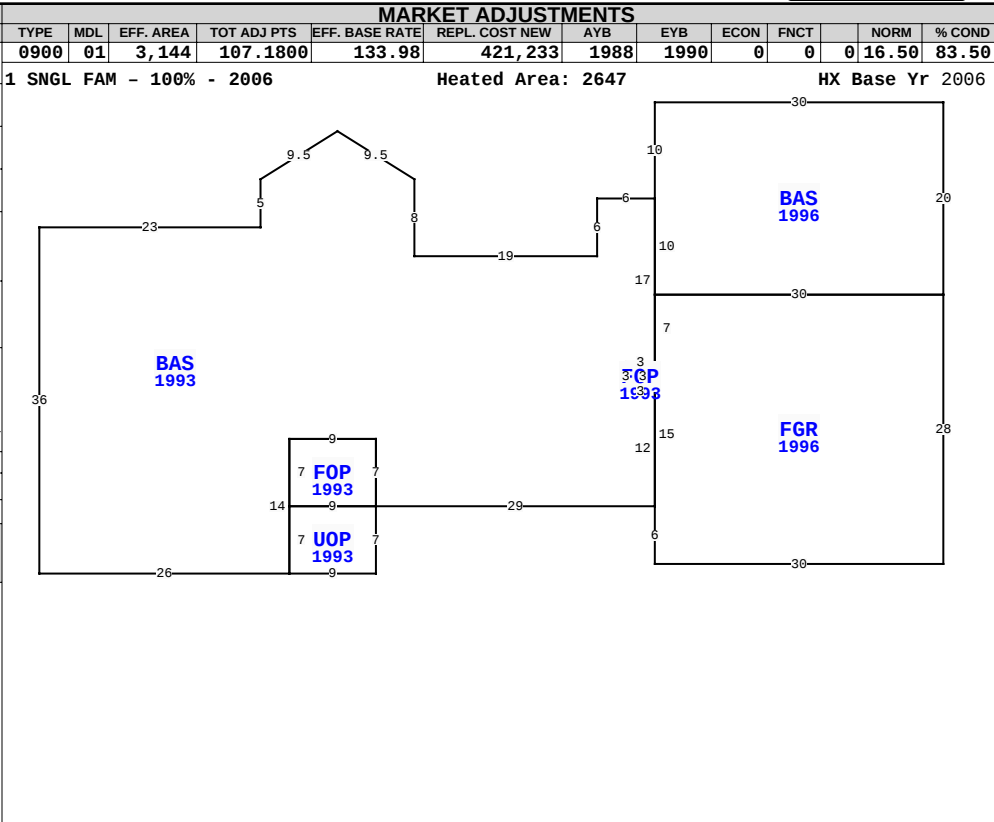
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,047	100	2,047	229,005
BAS	600	100	600	67,124
FGR	840	55	462	51,686
FOP	9	30	3	336
FOP	63	30	19	2,126
UOP	63	20	13	1,455

TOTALS	3,622		3,144	351,730
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	500.00	SF	6.50	6.50
2	0825	BRICK	0 100	0	0	108.00	SF	12.50	12.50
3	1242	WD DECK A	0 100	0	0	802.00	SF	10.00	10.00
4	0681	POLE SHED	0 100	20	16	320.00	SF	15.00	15.00
5	0940	SHEDS/PORT	0 100	16	8	128.00	SF	21.30	21.30
6	0845	KOOL DECK	0 100	0	0	781.00	SF	7.25	7.25
7	1242	WD DECK A	0 100	0	0	108.00	SF	10.00	10.00
8	0861	POOL GUNIT	0 100	36	15	540.00	SF	85.00	85.00
9	0810	CONCRETE A	0 100	0	0	905.00	SF	6.50	6.50
10	0803	ASPHALT C	0 100	0	0	6,570.00	SF	2.00	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.00



1537 MANITA LN, FERNANDINA BEACH	BLD DATE	LGL DATE	03/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	0	0	500.00	SF	6.50	6.50
2	0825	BRICK	0 100	0	0	108.00	SF	12.50	12.50
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TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	351,730		
TOTAL MARKET OB/XF VALUE	29,537		
TOTAL LAND VALUE - MARKET	630,000		
TOTAL MARKET VALUE	1,011,267		
SOH/AGL Deduction	687,970		
ASSESSED VALUE	323,297		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	273,297		
TOTAL JUST VALUE	1,011,267		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	890,974		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602745	GARAGE	24,480	03/01/1996
E962556	CHNGE SRVC	800	03/01/1996
5906	SWIM POOL	10,250	08/01/1989
5120	NEW CONSTR	88,000	08/25/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2389/1957	5/12/2020	WD U	I	11	
GRANTOR: MABERTO ELISE M					
GRANTEE: MABERTO ELISE M REV					
1271/1315	11/05/2004	WD Q	I		430,000
GRANTOR: JOHNSON STEPHEN C & P					
GRANTEE: MABERTO ELISE M					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W30 S10 BAS=[YR=1993] W6 S6 W19 N8 L8 U5 D5 L8 S5 W23 S36 E26 UOP=[YR=1993] E9 N7 FOP=[YR=1993] N7 W9 STE9 \$ W9 S7 \$ N14 E9 S7 E29 FGR=[YR=1996] S6 E30 N28 W30 S7 FOP=[YR=1993] W3 S3 E3 N3 \$ S15 \$ N12 W3 N3 E3 N17 \$ S10 E30 N20 \$.									