

PT OF LOT 5
IN OR 2616/1203
ESMT IN OR 447/570

SLEIMAN OLIVIA JANE/MANNING MARCUS BRADLEY
1365 MANUCY ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0005-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,072	100	1,072	173,155
BAS	420	100	420	67,841
BAS	194	100	194	31,336
FCP	504	25	126	20,352
FOP	32	30	10	1,615
FOP	68	30	20	3,231
FOP	132	30	40	6,461
FST	168	55	92	14,860
FUS	1,414	100	1,414	228,396
UOP	25	20	5	808
TOTALS	4,347		3,456	558,230

** This building has 13 Sub-Areas

1365 MANUCY RD, FERNANDINA BEACH

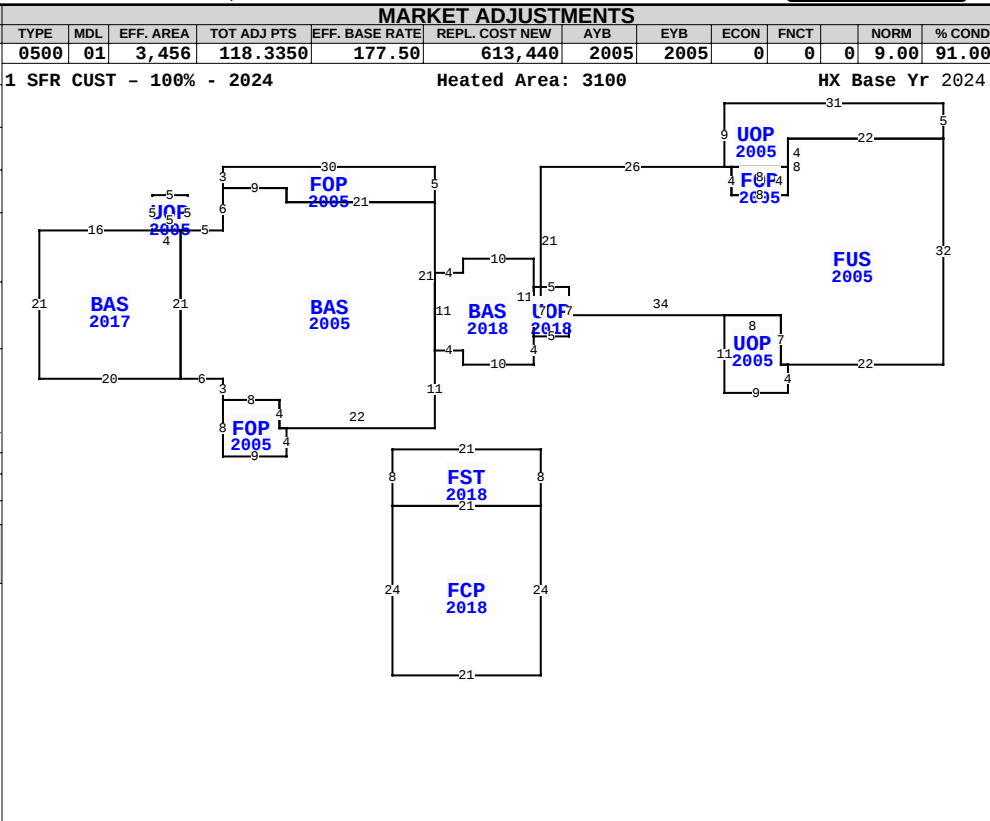
BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/26/2024 MLU

L N	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	0812	CONCRETE C	0	100	0	0	3,032.00	SF	4.00	4.00	100	2005	2005	3	86	10,430	
2	0810	CONCRETE A	0	100	9	6	54.00	SF	6.50	6.50	100	2005	2005	3	86	302	
3	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	2005	2005	3	86	1,073	
4	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2005	2005	3	86	224	
5	0811	CONCRETE B	0	100	0	0	564.00	SF	5.20	5.20	100	2005	2005	3	86	2,522	
6	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2005	2005	3	86	419	
7	0462	ST/AL FNC	0	100	0	0	125.00	SF	10.00	10.00	100	2016	2016	3	81	1,013	
8	1242	WD DECK A	0	100	0	0	452.00	SF	10.00	10.00	100	2016	2016	3	74	3,345	
9	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2016	2016	3	74	4,262	
10	0855	CONC PAVER	0	100	0	0	1,123.00	SF	7.00	7.00	100	2018	2018	3	97	7,625	

LAND DESCRIPTION			TOTAL OB/XF 31,215														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100		RSF	1109.00	210.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		558,230	
TOTAL MARKET OB/XF VALUE		31,215	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		889,445	
SOH/AGL Deduction		0	
ASSESSED VALUE		889,445	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		839,445	
TOTAL JUST VALUE		889,445	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		815,165	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000055	RELOCATE LAUNDRY	20,000	01/03/2024
B180355	ADDITION	19,745	01/12/2018
B180357	ADDITION	22,068	01/12/2018
B1632212	ADDITION	0	05/02/2016
B0412238	NEW CONSTR	200,000	01/01/2004
R045794	REPAIR/RRF	6,500	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/1203	1/25/2023	WD Q	I	01		1,050,000
GRANTOR: BLAZEK RICHARD E & CA						
GRANTEE: SLEIMAN OLIVIA JANE						
2387/1019	8/27/2020	WD Q	I	01		860,000
GRANTOR: REITZER JOEL V JR & J						
GRANTEE: BLAZEK RICHARD E &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2005] W30 S3 BAS=[YR=2005] S6 W5 UOP=[YR=2005] N5 W5 S5 BAS=[YR=2017] W16 S21 E20 N21 W4 \$ E5 \$ W1 S21 E6 S3 FOP=[YR=2005] S8 E9 N4 W1 N4 W8 \$ E8 S4 E22 N11 BAS=[YR=2018] E4 S2 E10 N4 UOP=[YR=2018] E5 N7 W5 S7\$ N11 W10 S2 W4 S11\$ N21 W21 N2 W9 \$ E9 S2 E21 N5 \$ PTR= E15 FUS=[YR=2005] E26 UOP=[YR=2005] N9 E31 S5 W22 S4 FOP=[YR=2005] S4 W8 N4 E8 \$ W9 \$ E1S4 E8 N8 E22 S32 W22 UOP=[YR=2005] S4 W9 N11 E8 S7 E1 \$ W1 N7 W34N21 \$ W15 \$ PTR= E15 S40 FST=[YR=2018] W21 S8 FCP=[YR=2018] S24 E21 N24 W21\$ E21 N8\$ N40 W15\$.									