

MOCINI-PETREE LIVING TRUST/MOCINI VINCENT P TRUSTE
1349 MANUCY RD
FERNANDINA BEACH, FL 32034

00-00-30-0760-0005-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 17 CB STUCCO 100										0100 01 2,852 115.2816 109.52 312,351 2004 2004 0 0 9.50 90.50										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 100% - 2018 Heated Area: 2236 HX Base Yr 2018										Tax Group: 8 Tax Dist:									
Roof Cover 05 COMP SHNGL 100																				BUILDING MARKET VALUE 466,828									
Interior Wall 03 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 28,344									
Interior Floo 11 CLAY TILE 60																				TOTAL LAND VALUE - MARKET 300,000									
Interior Floo 14 CARPET 40																				TOTAL MARKET VALUE 795,172									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 310,556									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 484,616									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB WR 55,000									
Bathrooms 3 100																				BASE TAXABLE VALUE 429,616									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 795,172									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 726,585									
Quality 04 Quality Level 04																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				E1326327 REMODEL 0 07/01/2013									
MAP NUM MKT AREA 03																				B1327071 FINSHED 25,000 04/01/2013									
NEIGHBORHOOD/LOC 3027.00																				M118115 H/AC 44 04/01/2013									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																				B0210442 NEW CONSTR 165,394 11/01/2002									
BAS 2,146 100 2,146 212,702																				B0210443 GARAGE 79,200 11/01/2002									
FGR 506 55 278 27,555																				R024551 REPAIR/RRF 2,500 11/01/2002									
FOP 65 30 20 1,982																													
FOP 1,056 30 317 31,420																													
PTO 15 5 1 100																													
SFB 112 80 90 8,921																													
TOTALS 3,900 2,852 282,678																													
EXTRA FEATURES										1349 MANUCY RD, FERNANDINA BEACH										BLD DATE LGL DATE									
																				XF DATE LAND DATE									
																				INC DATE AG DATE									
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										03/26/2024 MLU																			
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2004 2004 3 88 3,080																													
2 0812 CONCRETE C 0 100 0 0 1,655.00 SF 4.00 4.00 100 2004 2004 3 84 5,561																													
3 0861 POOL GUNIT 0 100 30 15 450.00 SF 85.00 85.00 100 2004 2004 3 36 13,770																													
4 0845 KOOL DECK 0 100 0 0 550.00 SF 7.25 7.25 100 2004 2004 3 84 3,350																													
5 0877 JACUZZI 0 100 0 0 1.00 UT 1,000.00 1,000.00 100 2004 2004 3 22 220																													
6 0810 CONCRETE A 0 100 0 0 239.00 SF 6.50 6.50 100 2004 2004 3 84 1,305																													
7 0810 CONCRETE A 0 100 8 4 32.00 SF 6.50 6.50 100 2004 2004 3 84 175																													
8 0855 CONC PAVER 0 100 0 0 96.00 SF 10.00 10.00 100 2011 2011 3 92 883																													
LAND DESCRIPTION										TOTAL OB/XF 28,344																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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-1108.00 210.00 1.00 UT 1.00 1.00 1.00 300,000.00 300,000.00 300,000																													
REVIEW DATE 01/31/2024 BY KBA										Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000										PRINTED 08/06/2024 BY SYS									

MOCINI-PETREE LIVING TRUST/MOCINI VINCENT P TRUSTE
1349 MANUCY RD
FERNANDINA BEACH, FL 32034

00-00-30-0760-0005-0080

[illegible]