PT OF LOT 5 S-12 & S-21
IN OR 2079/1349
SUB OF SO PT SEC 12 DB 39/292

REID ROBERT PAUL &/KELLY GEORGIA ANN
1370 MANUCY RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0760-0005-0120

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 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

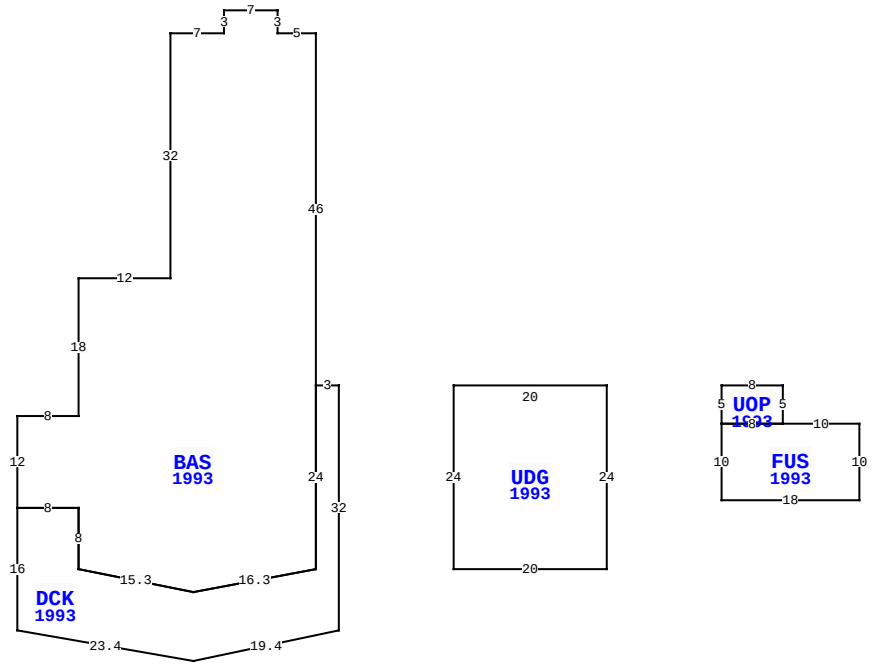
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1,950	169,894
DCK	510	10	51	4,443
FUS	180	100	180	15,683
UDG	480	55	264	23,001
UOP	40	20	8	697
TOTALS	3,160		2,453	213,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,453	110.4960	104.97	257,491	1983	1983	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 1998 Heated Area: 2130 HX Base Yr 1998



1370 MANUCY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
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		213,718
TOTAL MARKET OB/XF VALUE		12,280
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		525,998
SOH/AGL Deduction		299,685
ASSESSED VALUE		226,313
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,313
TOTAL JUST VALUE		525,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603491	SWIM POOL	10,100	12/01/1996
5570	REMODEL	1,500	12/09/1988
2842	H/AC	1,200	12/09/1988
3324	NEW BATH	0	12/09/1988
5363	ADDITION	15,030	12/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2079/1349	10/25/2016	QC	U	I	11	100
GRANTOR: REID ROBERT PAUL						
GRANTEE: REID ROBERT PAUL &						
0809/1252	10/14/1997	WD	Q	I		180,000
GRANTOR: LENNON LINDA						
GRANTEE: REID ROBERT PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W3 BAS=[YR=1993] N46 W5 N3 W7 S3 W7 S32 W12 S18 W8 S12 E8 S8 R15 D3 U3 R16 N24$ S24 L16 D3 U3 L15 N8 W8 S16 R23 D4 U4 R19 N32$PTR= E15 UDG=[YR=1993] E20 S24 W20 N24$ W15$ PTR= E50 UOP=[YR=1993] E8 S5 FUS=[YR=1993] E10 S10 W18 N10 E8$ W8 N5$ W50$.

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	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50	6.50	100	1983	1983	3	41	128	
2	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50	6.50	100	1983	1983	3	41	1,279	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	54	1,080	
4	1242	WD DECK A	0	100	0	0	724.00	SF	10.00	10.00	100	1989	1989	3	20	1,448	
5	0861	POOL GUNIT	0	100	0	0	272.00	SF	85.00	85.00	100	1997	1997	3	20	4,624	
6	0845	KOOL DECK	0	100	0	0	703.00	SF	7.25	7.25	100	1997	1997	3	73	3,721	

LAND DESCRIPTION

TOTAL OB/XF 12,280

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		RSF-	1104.00	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