BLOCK 46 N70 FT OF LOT 6
IN OR 1000/252
CITY OF FDNA BEACH

MANZIE MICHAEL A & CATHERINE A L/E/
2810 MAGNOLIA WOODS COURT
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0046-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	UN	UNKNOWN 100
Quality	03	Quality Level 03

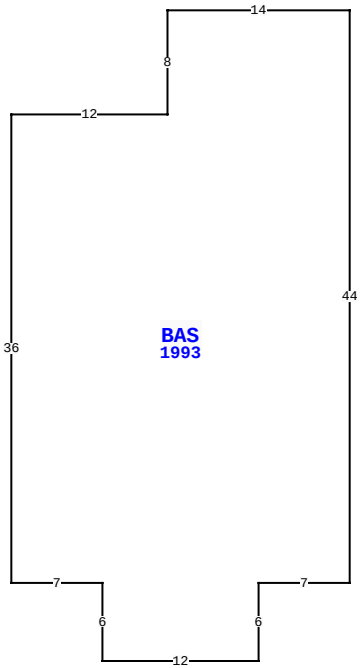
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	104,138
TOTALS	1,120		1,120	104,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	01	1,120	110.2400	156.27	175,022	1926	1990	0	0	0	40.50	59.50

1 OFFICE 1&2 – 0% - 0 Heated Area: 1120 HX Base Yr



117 S 9TH ST, FERNANDINA BEACH

BLD DATE	06/17/2021	KK	LGL DATE	
XF DATE	06/17/2021	KK	LAND DATE	06/17/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	320,294
TOTAL MARKET OB/XF VALUE	3,475
TOTAL LAND VALUE - MARKET	315,000
TOTAL MARKET VALUE	638,769
SOH/AGL Deduction	215,833
ASSESSED VALUE	422,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	422,936
TOTAL JUST VALUE	638,769
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	643,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210262	XFOB- VOIDED	0	11/29/2021
20070944	OTHER	50	05/30/2007
20061329	H/AC	9,000	06/12/2006
20060791	OTHER	2,500	04/17/2006
20060639	ELEC OTHER	19,000	03/30/2006
20060508	NEW CONSTR	325,000	03/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2703/364	3/25/2024	LE	U	I	11	100
GRANTOR: MANZIE MICHAEL A & CA						
GRANTEE: MANZIE-TAPPE MEGAN						
1000/0252	7/30/2001	WD	Q	I		135,000
GRANTOR: BROWN WILLIAM CURTIS						
GRANTEE: MANZIE MICHAEL A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S8 W12 S36 E7 S6 E12 N6 E7 N44 $.

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	0350	CARPORT WD	0	0	22	22	484.00	SF	8.58	8.58	100	1987	1987	3	20	831	
2	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2001	2001	3	80	2,080	
3	0825	BRICK	0	0	6	5	30.00	SF	6.25	6.25	100	2001	2001	3	94	176	
4	1242	WD DECK A	0	0	0	0	194.00	SF	10.00	10.00	100	2001	2001	3	20	388	

LAND DESCRIPTION

TOTAL OB/XF 3,475

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	001700	C	1STORY OFF	0	0003	MU-8	70.00	100.00	7,000.00	SF		1.00	1.00	1.00	45.00	45.00	315,000							

REVIEW DATE 06/17/2021 BY KK Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		9 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

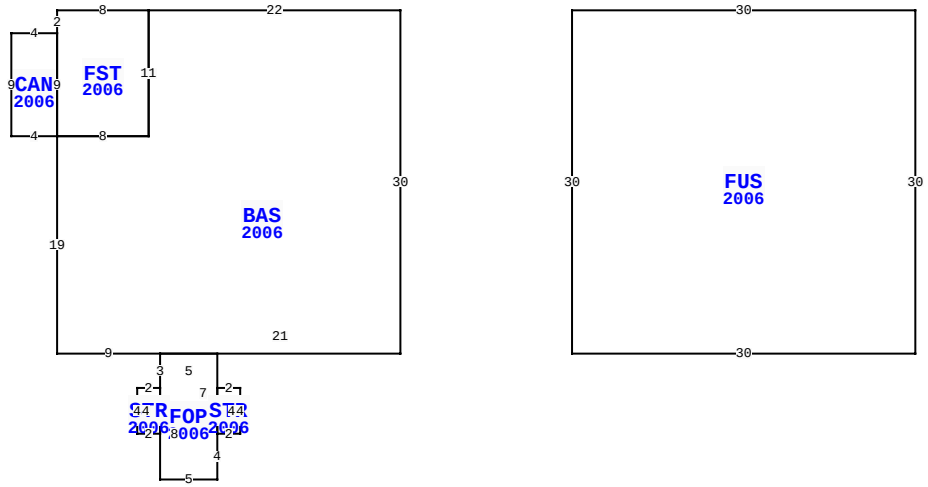
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	812	100	812	98,330
CAN	36	30	11	1,332
FOP	55	30	16	1,938
FST	88	50	44	5,328
FUS	900	100	900	108,986
STR	8	10	1	121
STR	8	10	1	121
TOTALS	1,907		1,785	216,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
1701	04	1,785	106.7850	151.37	270,195	2006	2006	0	0	80	13.00	80.00

2 OFFICE 1&2 – 0% - 0 Heated Area: 1712 HX Base Yr



117 S 9TH ST, FERNANDINA BEACH

BLD DATE	06/17/2021	KK	LGL DATE	
XF DATE	06/17/2021	KK	LAND DATE	06/17/2021 KK
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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ASSESSED VALUE	422,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	422,936
TOTAL JUST VALUE	638,769
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	643,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060257	DEMOLITION	0	02/02/2006
20053152	DEMOLITION	5,000	12/09/2005
20012140	REMODEL	1,000	10/01/2001
20011986	REMODEL	7,000	09/06/2001
4765	REPAIR/RRF	500	03/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/364	3/25/2024	LE	U	I	11	100
GRANTOR: MANZIE MICHAEL A & CA						
GRANTEE: MANZIE-TAPPE MEGAN						
1000/0252	7/30/2001	WD	Q	I		135,000
GRANTOR: BROWN WILLIAM CURTIS						
GRANTEE: MANZIE MICHAEL A &						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2006] W22FST=[YR=2006] W8S2 CAN=[YR=2006]
W4S9E4N9$S9E8N11$S11W8 S19E9FOP=[YR=2006] S3STR=[YR=2006]
W2S4E2 N4$S8E5N4STR=[YR=2006] E2N4W2S4$N7W5 $E21N30$ PTR=E15
FUS=[YR=2006] S30 E30N30W30$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/17/2021 BY KK Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 08/06/2024 BY SYS