BLOCK 152 LOTS 1 & 2
CITY OF FDNA BEACH

MANGANARO FAMILY TRUST/MANGANARO MARIO P TRUSTEE
96686 BLACKROCK RD
YULEE, FL 32097

2024

00-00-31-1800-0152-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 60
Interior Wall	06	CUST PANEL 40
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

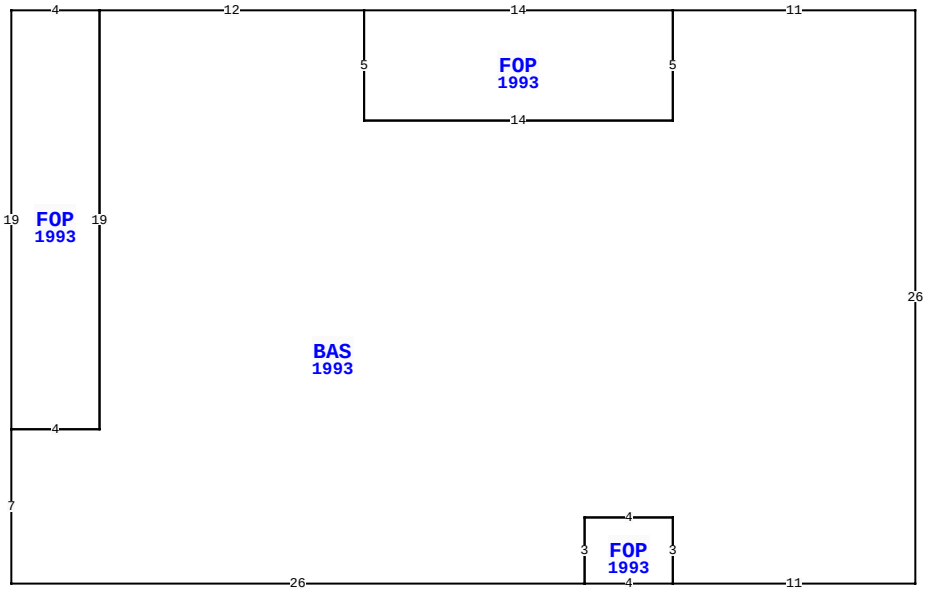
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	908	100	908	82,179
FOP	12	30	4	362
FOP	70	30	21	1,900
FOP	76	30	23	2,082
TOTALS	1,066		956	86,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	956	114.0912	108.39	103,621	1945	1990	0	0	0	16.50	83.50

1 SINGLE FAM – 0% - 0 Heated Area: 908 HX Base Yr



604 GUM ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	86,524
TOTAL MARKET OB/XF VALUE	1,068
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	227,592
SOH/AGL Deduction	29,671
ASSESSED VALUE	197,921
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,921
TOTAL JUST VALUE	227,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220116	DEMOLITION	0	11/17/2022
20052135	REPLACE 2 DOORS	1,000	07/05/2005
20051567	60 AMP TO 100 AMP	1,000	04/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2056/0775	6/28/2016	WD	U	I	11	100
GRANTOR: MANGANARO MARIO P & R						
GRANTEE: MANAGANARO FAMILY T						
1570/1961	6/11/2008	WD	Q	I		105,000
GRANTOR: SWAILS PALMER L JR ET						
GRANTEE: MANGANARO MARIO P &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FOP=[YR=1993] W14 S5 E14 N5$ S5 W14 N5 W12 FOP=[YR=1993] W4 S19 E4 N19$ S19 W4 S7 E26 FOP=[YR=1993] E4 N3 W4 S3$ N3 E4 S3 E11 N26$.

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	0	39	10	390.00	SF	6.50	6.50	100	1982	1982	3	38	963	
2	0810	CONCRETE A	0	0	27	3	81.00	SF	6.50	6.50	100	1945	1945	3	20	105	

LAND DESCRIPTION

TOTAL OB/XF 1,068

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	0	0006	R-2	50.00	100.00	50.00	FF		1.00	1.00	0.70	4,000.00	2,800.00	140,000							

REVIEW DATE 05/02/2023 BY TW Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS