BLOCK 152 LOT 4
CITY OF FDNA BEACH

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

2024

00-00-31-1800-0152-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

708 S 6TH ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	70,000
SOH/AGL Deduction	6,475
ASSESSED VALUE	63,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,525
TOTAL JUST VALUE	70,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222675	SFR 1750 T		08/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2056/0775	6/28/2016	WD	U	V	11	100

GRANTOR: MANGANARO MARIO P & R

GRANTEE: MANAGANARO FAMILY T

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	000000	C	VAC RES	0		R-2	0.00	0.00	25.00	FF		1.00	1.00	0.70	4,000.00	2,800.00	70,000							

REVIEW DATE 06/26/2024 BY HS Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS