

MANNEY JAMES JOSEPH & KATHLEEN MARIE  
99 OLD WELL RD  
FERNANDINA BEACH, FL 32034

**19-2N-28-1000-0082-0000**

[illegible]

MANNEY JAMES JOSEPH & KATHLEEN MARIE  
99 OLD WELL RD  
FERNANDINA BEACH, FL 32034

**19-2N-28-1000-0082-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03HARDIE BRD 100

Roof Structur03GABLE/HIP 100

Roof Cover13STAND SEAM 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms01100

Bathrooms1100

Frame02WOOD FRAME 100

Stories2.2.100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC2036.0100

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

FGR7255539987,569

FST6455357,681

FUS544100544119,392

STR561061,317

TOTALS1,389984215,958

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

015022984438.9460219.47215,958202320230000.00100.00

2 ACCESSORY U - 100% - 2024Heated Area: 544HX Base Yr 2024

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

TOTAL OB/XFTOTAL0

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

NASSAU COUNTY PROPERTY

PAGE 2 of 22

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE2,217,969

TOTAL MARKET OB/XF VALUE71,514

TOTAL LAND VALUE - MARKET1,300,000

TOTAL MARKET VALUE3,589,483

SOH/AGL Deduction11,354

ASSESSED VALUE3,578,129

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE3,528,129

TOTAL JUST VALUE3,589,483

NCON VALUE2,289,483

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,300,000

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2405/145910/27/2020WDQV011,200,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: MANNEY JAMES JOSEPH

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2024;ORIG=30,10] E24 S25 W10 N4 W14 N21 \$

STR=[YR=2024;ORIG=30,31] E14 S4 W14 N4 \$

FGR=[YR=2024;ORIG=70,10] E9 N2 E8 S4 E16 S21 W24 N2 W9 N21 \$

FST=[YR=2024;ORIG=87,8] E16 S4 W16 N4 \$