

SE1/4 OF SW1/4
OR 236/409 & PT OR 772/325 &
PT OR 1213/1484 1/2 HX INT

MANNING WILLIAM ALTON L/E/
3001 MANNING LAKE LANE
HILLIARD, FL 32046

2024

22-2N-23-0000-0004-0050



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	1,769	153,532
DKK	45	10	4	347
DKK	95	10	10	868
DKK	152	10	15	1,302
FOP	305	30	92	7,984
UCP	1,800	20	360	31,244
UOP	50	20	10	868
UOP	244	20	49	4,253

TOTALS	4,460	2,309	200,398
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	1242	WD DECK A	0	100	0	776.00	SF	10.00	10.00
2	0681	POLE SHED	0	0	19 75	1,425.00	SF	15.00	15.00
4	0351	CARPORT MT	1	100	39 16	624.00	SF	10.00	10.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,309	110.7400	105.20	242,907	1988	1988	0	0
1 SINGLE FAM - 100% - 2004									
Heated Area: 1769 HX Base Yr 2004									
DKK 2003 UOP 1993 DKK 2003 61061 1993 BAS 1993 61061 1993 39 2003									
UCP 2008									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
06/13/2023 MLU									

3001 MANNING LAKE LN, HILLIARD

NASSAU COUNTY PROPERTY		PAGE 1 of 3	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		280,205	
TOTAL MARKET OB/XF VALUE		10,445	
TOTAL LAND VALUE - MARKET		336,640	
TOTAL MARKET VALUE		360,946	
SOH/AGL Deduction		175,222	
ASSESSED VALUE		185,724	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		130,724	
TOTAL JUST VALUE		627,290	
NCON VALUE		22,438	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		599,177	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016999	GARAGE	27,198	11/06/2022
P037409	MH MOVE-ON	0	12/01/2003
2869	NEW CONSTR	2,500	07/07/1988
2425	H/AC	3,475	01/07/1988
4588	NEW CONSTR	55,225	01/07/1988
4981	NEW CONSTR	1,800	01/07/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2623/1640	2/06/2023	TD U	I	11	100
GRANTOR:MANNING JAMES B JR &					
GRANTEE:MANNING WILLIAM ALT					
2623/1639	2/06/2023	PR U	I	11	100
GRANTOR:MANNING JAMES B JR PR					
GRANTEE:MANNING WILLIAM ALT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
DKK=[YR=2003] W19 UOP=[YR=1993] W10 DCK=[YR=2003] W9 S5 UOP=[YR=1993] S61 DCK=[YR=2003] S4 E38 N4 FOP=[YR=1993] N61 W5 S61 E5 \$ W38 \$ E4 BAS=[YR=1993] E29 N61 W29 S61 \$ N61 W4 \$ E9 N5 \$ S5 E10 N5 \$ S5 E19 N5 \$ PTR=E20 UCP=[YR=2008] E60 S30 W60 N30\$ W20\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00
2	006100	A	PASTURE 2	0		OR	0.00	0.00	22.58
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	12.00
4	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	34.58
5	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00

TOTAL OB/XF									
10,445									
REVIEW DATE	03/08/2023	BY	WW	Total Acres:	36.58	Total Land Value:	70,296	Market:	276,640
				Agricultural:	10,296	Common:	60,000	PRINTED 08/06/2024 BY SYS	

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