LOTS 38 59 & 60 THRU 63
IN OR 735 PG 416
CORNWALL SURVEY

ANGELA & MONICA MANNING TRUST/MANNING WILLIAM ALTO
3001 MANNING LAKE LN
HILLIARD, FL 32046

2024

27-3N-23-2020-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

DEMPSEY CONNER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 DC
INC DATE		AG DATE	04/10/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	270,000
TOTAL MARKET VALUE	17,651
SOH/AGL Deduction	0
ASSESSED VALUE	17,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,651
TOTAL JUST VALUE	270,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	270,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0735/0416	7/31/1995	QC	U	V	01	100

GRANTOR: MANNING MARTHA H

GRANTEE: MANNING WM TRUSTEE

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	005601	A	TIMB2-3 SI	0		OR			48.10	AC		1.00	1.00	1.00	350.00	350.00	16,835							
2	005900	A	TIMB WETLAND	0		OR			6.80	AC		1.00	1.00	1.00	45.00	45.00	306							
3	005910	A	HARDWOOD SI	0		OR			5.10	AC		1.00	1.00	1.00	100.00	100.00	510							
4	009910	M	MKT.VAL.AG	0		OR			60.00	AC		1.00	1.00	0.90	5,000.00	4,500.00	270,000							

REVIEW DATE 04/08/2024 BY DC Total Acres: 60.00 Total Land Value: 17,651 Market: 270,000 Agricultural: 17,651 Common: 0 PRINTED 08/06/2024 BY SYS