LOTS 33 & 34 (EX R/W)
IN OR 1851/252
FIVE POINTS 2 PB 3/35

MANNING FAMILY REVOCABLE TRUST/CORNELIUS C MANNING
C/O JOY L BEHM, PO BOX 329
FERNANDINA BEACH, FL 32035-0329

2025

00-00-30-024B-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

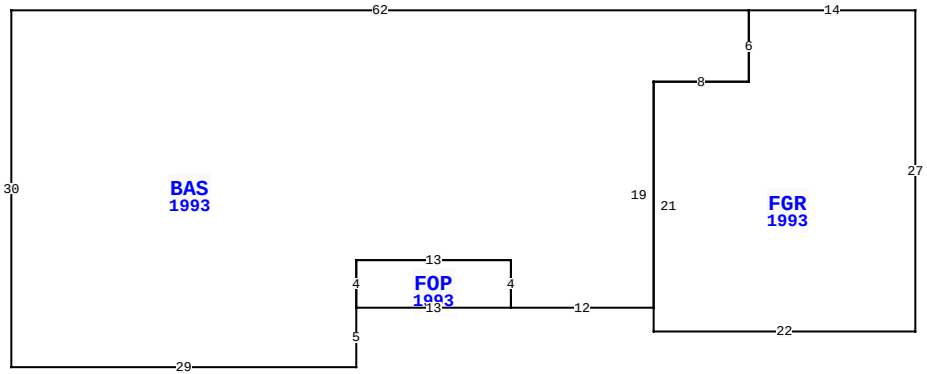
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,491	100	1993	1,491	198,814
FGR	546	55	1993	300	40,003
FOP	52	30	1993	16	2,133
TOTALS	2,089			1,807	240,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,807	119.9000	158.27	285,994	1986	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2019 Heated Area: 1491 HX Base Yr 2019



1410 CASHEN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		240,950
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		280,800
TOTAL MARKET VALUE		525,950
SOH/AGL Deduction		280,790
ASSESSED VALUE		245,160
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,438
TOTAL JUST VALUE		525,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615135	ROOF	9,050	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1851/0252	3/19/2013	WD	U	I	30	100
GRANTOR: MANNING CORNELIUS C &						
GRANTEE: MANNING CORNELIUS C						
1659/1898	1/25/2010	WD	Q	I	01	162,500
GRANTOR: PARSONS GLENVER & SAN						
GRANTEE: MANNING CORNELIUS C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W14 BAS=[YR=1993] W62 S30 E29 N5 FOP=[YR=1993] E13 N4 W13 S4 $ N4 E13 S4 E12 N19 E8 N6$ S6 W8 S21 E22 N27 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0812	CONCRETE C	0	100	70	15	1,050.00	SF	4.00	4.00	100	1986	1986	3	47	1,974	
3	0812	CONCRETE C	0	100	26	4	104.00	SF	4.00	4.00	100	1986	1986	3	47	196	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	RES	100		RM	156.00	147.00	156.00	FF		1.00	1.00	1.00	1,800.00	1,800.00	280,800							

REVIEW DATE 04/29/2020 BY DJA Total Acres: 0.00 Total Land Value: 280,800 Market: 0 Agricultural: 0 Common: 280,800 PRINTED 07/30/2025 BY SYS