

LOT 1
IN OR 1569/1051
MANUCY POINTE PB 7/215

O'MALLEY JULIE S & JAMES E
95042 MANUCY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-037P-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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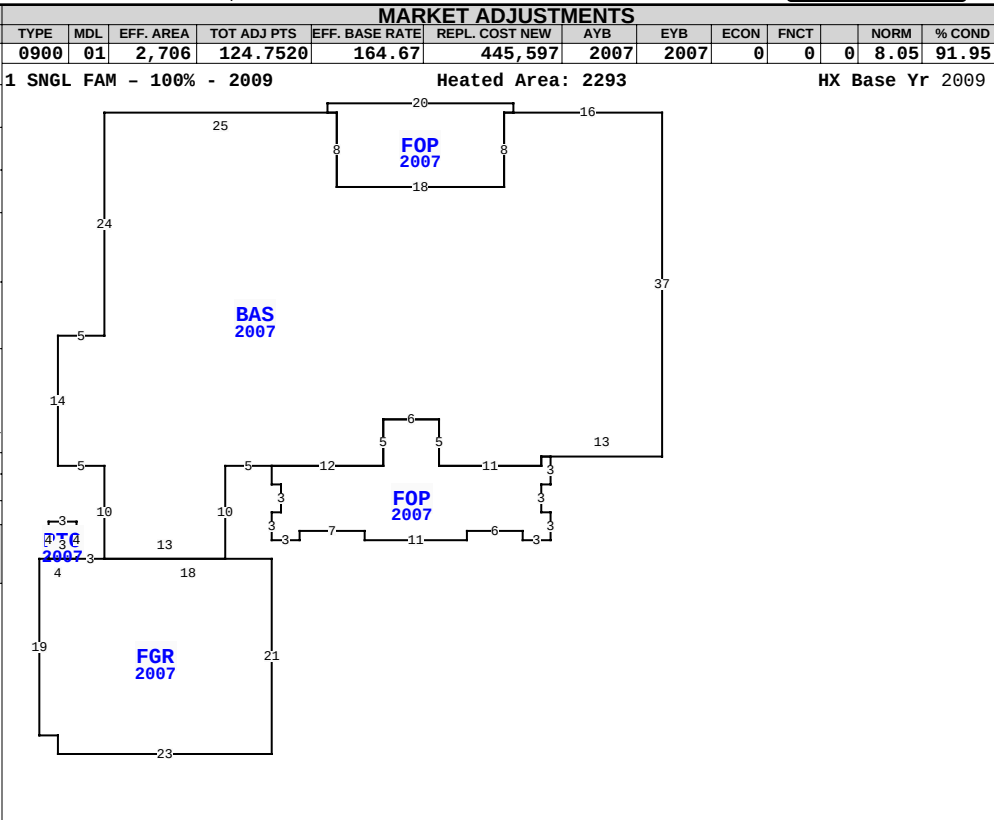
NEIGHBORHOOD/LOC	3041.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,293	100	2007	2,293	347,192
FGR	521	55	2007	287	43,456
FOP	164	30	2007	49	7,419
FOP	252	30	2007	76	11,508
PTO	12	5	2007	1	152

TOTALS	3,242			2,706	409,726
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	781.00	SF	5.20
3	0810	CONCRETE A	0	100	0	0	155.00	SF	6.50
4	0810	CONCRETE A	0	100	0	0	88.00	SF	6.50
5	0825	BRICK	0	100	7	1	7.00	SF	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00



95042 MANUCY POINTE DR, FERNANDINA BEACH	BLD DATE 07/24/2007	KK	LGL DATE	
	XF DATE		LAND DATE	04/15/2025
	INC DATE		AG DATE	MLU

L N	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	2007	2007	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	781.00	SF	5.20	5.20	100	2007	2007	3	87	3,533	
3	0810	CONCRETE A	0	100	0	0	155.00	SF	6.50	6.50	100	2007	2007	3	87	877	
4	0810	CONCRETE A	0	100	0	0	88.00	SF	6.50	6.50	100	2007	2007	3	87	498	
5	0825	BRICK	0	100	7	1	7.00	SF	12.50	12.50	100	2007	2007	3	96	84	

TOTAL OB/XF										8,142							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		409,726	
TOTAL MARKET OB/XF VALUE		8,142	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		717,868	
SOH/AGL Deduction		411,664	
ASSESSED VALUE		306,204	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		255,482	
TOTAL JUST VALUE		717,868	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		648,349	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18571	ELEC OTHER	2,000	01/01/2007
M12237	MECH OTHER	0	11/01/2006
P11629	OTHER	0	10/01/2006
C18527	CO ISSUED	0	09/01/2006
B18527	NEW CONSTR	305,600	09/01/2006
R09720	REPAIR/RRF	8,000	09/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1569/1051	6/03/2008	WD	Q	I		480,000
GRANTOR: JARVIS ROBERT B						
GRANTEE: O'MALLEY JULIE S &						
1458/1206	11/13/2006	WD	Q	V		211,800
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: JARVIS ROBERT B						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W16 FOP=[YR=2007] N1 W20 S1 E1 S8 E18 N8 E1\$ W1 S8 W18 N8 W25 S24 W5 S14 E5 S10 FGR=[YR=2007] W3 PTO=[YR=2007] N4 W3 S4 E3\$ W4 S19 E2 S2 E23 N21 W18\$ E13 N10 E5 FOP=[YR=2007] S2 E1 S3 W1 S3 E3 N1 E7 S1 E11 N1 E6 S1 E3 N3 W1 N3 E1 N3 W1 S1 W11 N5 W6 S5 W12\$ E12 N5 E6 S5 E11 N1 E13 N37\$.									