

LOT 2
IN OR 1800/1128
MANUCY POINTE PB 7/215

CLARK FRANCIS & ROSEMARY
95024 MANUCY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-037P-0002-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																
Exterior Wall	10	ABOVE AVG 100	0900	01	2,834	132.5904	175.02	496,007	2014	2014	0	0	4.50	95.50	VALUATION BY STANDARD																
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2015												Heated Area: 2481																
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2015																
Interior Wall	05	DRYWALL 100																													
Interior Floo	11	CLAY TILE 70																													
Interior Floo	14	CARPET 30																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		4 100																													
Bathrooms		3 100																													
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																											
NEIGHBORHOOD/LOC			3041.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	2,109	100	2014	2,109	352,507																										
FGR	465	55	2014	256	42,789																										
FOP	50	30	2014	15	2,507																										
FOP	248	30	2014	74	12,368																										
FST	15	55	2014	8	1,337																										
FUS	372	100	2014	372	62,177																										
TOTALS			3,259		2,834	473,687																									
EXTRA FEATURES						95024 MANUCY POINTE DR, FERNANDINA BEACH										BLD DATE				LGL DATE				04/15/2025				MLU			
						XF DATE										LAND DATE															
						INC DATE										AG DATE															
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	2014	2014	3	96	3,360															
2	0855	CONC PAVER	0	100	0	0	94.00	SF	7.00	7.00	100	2014	2014	3	94	619															
3	0855	CONC PAVER	0	100	0	0	913.00	SF	7.00	7.00	100	2014	2014	3	94	6,008															
4	0861	POOL GUNIT	0	100	0	0	288.00	SF	85.00	85.00	100	2014	2014	3	71	17,381															
5	0911	SCRN RM A	0	100	0	0	620.00	SF	17.50	17.50	100	2014	2014	3	60	6,510															
6	0855	CONC PAVER	0	100	0	0	332.00	SF	10.00	10.00	100	2014	2014	3	94	3,121															
7	0855	CONC PAVER	0	100	0	0	362.00	SF	7.00	7.00	100	2014	2014	3	94	2,382															
TOTAL OB/XF 39,381																															
LAND DESCRIPTION																															
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
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														
REVIEW DATE 08/05/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS																															