LOT 3
IN OR 2096/887
MANUCY POINTE PB 7/215

HACKETT KENNETH & JOAN LIVING TRUST/HACKETT KENNET
95008 MANUCY POINTE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-037P-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

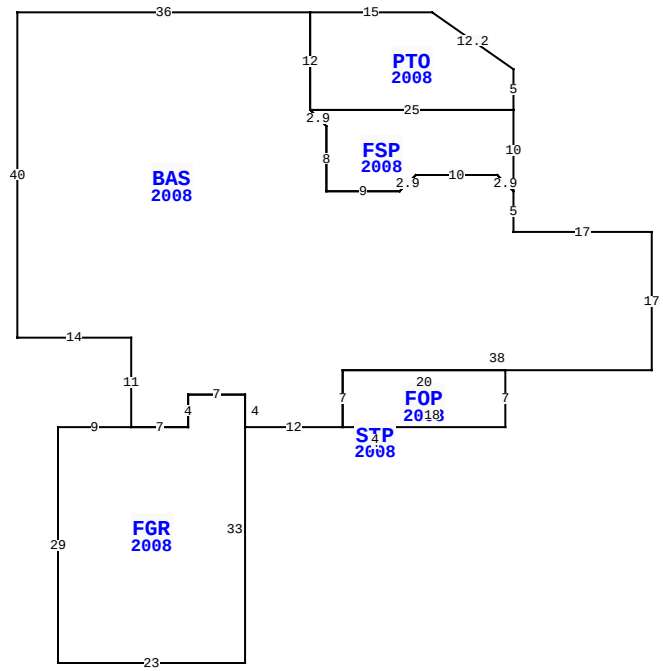
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3041.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,563	100	2008	2,563	374,132
FGR	695	55	2008	382	55,762
FOP	140	30	2008	42	6,131
FSP	208	40	2008	83	12,116
PTO	265	5	2008	13	1,898
STP	8	10	2008	1	146
TOTALS	3,879			3,084	450,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,084	119.5540	157.81	486,686	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2018 Heated Area: 2563 HX Base Yr 2018



BLD DATE	05/13/2008	DJ	LGL DATE
XF DATE			LAND DATE 04/15/2025 MLU
INC DATE			AG DATE

95008 MANUCY POINTE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		450,185
TOTAL MARKET OB/XF VALUE		12,340
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		762,525
SOH/AGL Deduction		237,860
ASSESSED VALUE		524,665
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		473,943
TOTAL JUST VALUE		762,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		691,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20446	ELEC OTHER	2,000	01/01/2008
M13589	MECH OTHER	0	01/01/2008
C20177	CO ISSUED	0	07/01/2007
B0720177	NEW CONSTR	340,000	07/01/2007
P12576	OTHER	0	07/01/2007
R10536	REPAIR/RRF	9,500	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2096/0887	1/24/2017	WD	Q	I	01	578,000
GRANTOR: MAHONEY LINDA J						
GRANTEE: HACKETT KENNETH & J						
1568/0979	5/28/2008	WD	Q	I		560,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: MAHONEY MAURICE E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 N5 FSP=[YR=2008] N10 PTO=[YR=2008] N5 U7 L10 W15 S12 E25$ W25 D2 R2 S8 E9 U2 R2 E10 D2 R2 $ U2 L2 W10 D2 L2 W9 N8 U2 L2 N12 W36 S40 E14 S11 FGR=[YR=2008] W9 S29 E23 N33 W7 S4 W7$ E7 N4 E7 S4 E12 FOP=[YR=2008] E2 STP=[YR=2008] S2 E4 N2 W4$ E18 N7 W20 S7$ N7 E38 N17$.

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	0812	CONCRETE C	0	100	0	0	1,211.00	SF	4.00	4.00	100	2008	2008	3	88	4,263	
2	0825	BRICK	0	100	0	0	92.00	SF	12.50	12.50	100	2008	2008	3	97	1,116	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	91	1,820	
4	0840	MARBLE	0	100	0	0	265.00	SF	20.00	20.00	100	2008	2008	3	97	5,141	

LAND DESCRIPTION

TOTAL OB/XF 12,340

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		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