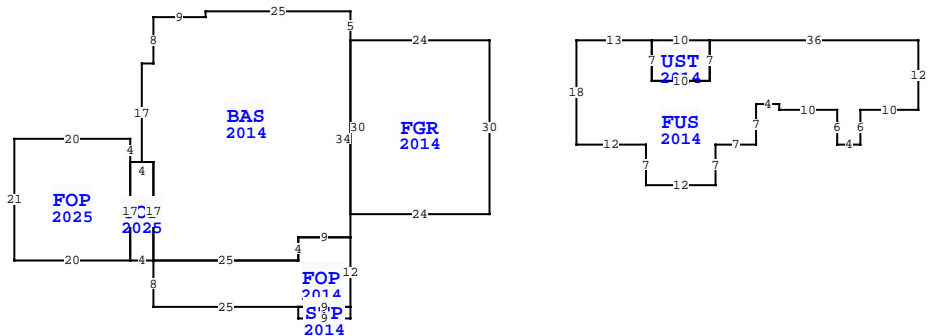




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,041	121.1410	159.91	486,286	2014	2014	0	0	4.50	95.50
1 SNGL FAM - 100% - 2015 Heated Area: 2379 HX Base Yr 2015											



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	1,451	100	2014	1,451	221,588
FGR	720	55	2014	396	60,474
FOP	308	30	2014	92	14,050
FOP	420	30	2025	126	19,242
FUS	928	100	2014	928	141,718
STP	18	10	2014	2	306
UOP	68	20	2025	14	2,138
UST	70	45	2014	32	4,887
TOTALS	3,983			3,041	464,403

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 8	Tax Dist:			
BUILDING MARKET VALUE	464,403			
TOTAL MARKET OB/XF VALUE	96,232			
TOTAL LAND VALUE - MARKET	300,000			
TOTAL MARKET VALUE	860,635			
SOH/AGL Deduction	376,953			
ASSESSED VALUE	483,682			
TOTAL EXEMPTION VALUE	50,722		HX HB	
BASE TAXABLE VALUE	432,960			
TOTAL JUST VALUE	860,635			
NCON VALUE	97,605			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	691,405			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003334	37X42 SCR	42,000	03/22/2024
B240001350	POOL PTO/ROOF	13,353	02/05/2024
SP240001346	POOL	50,000	02/02/2024
B1428914	CO ISSUED	0	12/15/2014
B1428914	NEW CONSTR	309,401	06/01/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/1400	5/27/2021	WD	U	I	11	100
GRANTOR: VOLLMERS MITCHELL T &						
GRANTEE: VOLLMERS MITCHELL T						
1905/1485	3/05/2014	WD	Q	V	01	97,900
GRANTOR: CLARK FRANCIS T & ROS						
GRANTEE: VOLLMERS MITCHELL T						

EXTRA FEATURES																	
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	0811	CONCRETE B	0	100	0	0	1,438.00	SF	5.20	5.20	100	2014	2014	3	94	7,029	
2	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2014	2014	3	94	244	
3	0855	CONC PAVER	0	100	0	0	314.00	SF	7.00	7.00	100	2014	2014	3	94	2,066	
4	0855	CONC PAVER	0	100	0	0	112.00	SF	7.00	7.00	100	2014	2014	3	94	737	
5	1242	WD DECK A	0	100	0	0	35.00	SF	10.00	10.00	100	2014	2014	3	60	210	
6	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2014	2014	3	60	96	
7	0861	POOL GUNIT	0	100	0	0	532.00	SF	85.00	85.00	100	2025	2024		100	45,220	
8	0912	SCRN RM G	0	100	0	0	1,152.00	SF	20.00	20.00	100	2025	2024		100	23,040	
9	0855	CONC PAVER	0	100	0	0	759.00	SF	10.00	10.00	100	2025	2024		100	7,590	
10	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2025	2024		100	10,000	

95004 MANUCY POINTE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/15/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		
TOTAL OB/XF				
96,232				

BUILDING NOTES											
BAS=[YR=2014;ORIG=-24,0] N5 W25 S1 W9 S8 W2 S17 E2 S17 E25 N4 E9 N34 \$											
FUS=[YR=2014;ORIG=15,0] E13 S7 E10 N7 E36 S12 W10 S6 W4 N6 W10 N1 W4 S7 W7 S7 W12 N7 W12 N18 \$											
FGR=[YR=2014;ORIG=0,0] W24 S30 E24 N30 \$											
FOP=[YR=2014;ORIG=-58,38] S8 E25 E9 N12 W9 S4 W25 \$											
UST=[YR=2014;ORIG=28,0] E10 S7 W10 N7 \$											
STP=[YR=2014;ORIG=-33,46] S2 E9 N2 W9 \$											
PTR=[ORIG=0,0] E15 W15 \$											
UOP=[YR=2025;ORIG=-58,38] N17 W4 S17 E4 \$											
FOP=[YR=2025;ORIG=-62,38] N17 N4 W20 S21 E20 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							