LOT 5
MANUCY POINTE PB 7/215

WELLS HOWARD & LUCY
95000 MANUCY POINTE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-037P-0005-0000

BUILDING CHARACTERISTICS

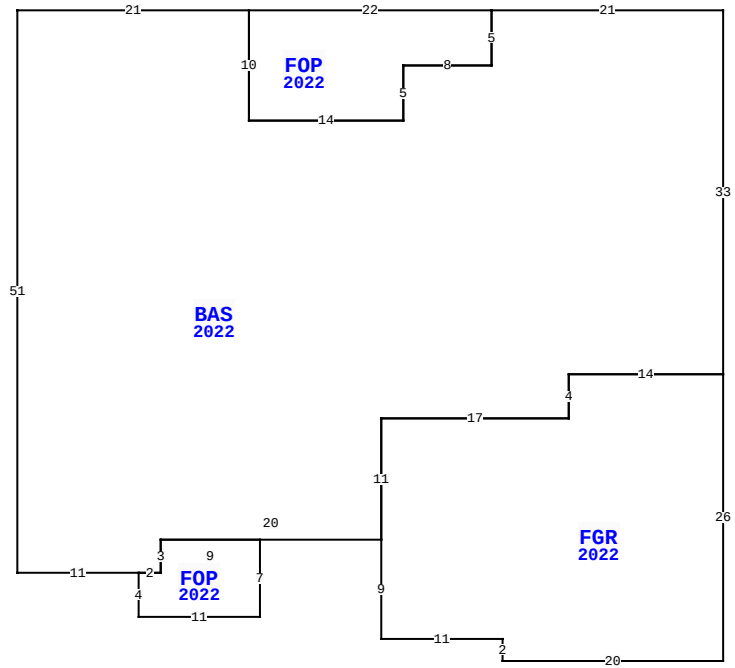
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,534	100	2022	2,534	398,597
FGR	716	55	2022	394	61,976
FOP	71	30	2022	21	3,303
FOP	180	30	2022	54	8,494
TOTALS	3,501			3,003	472,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,003	119.7656	158.09	474,744	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2534 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

95000 MANUCY POINTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		472,370
TOTAL MARKET OB/XF VALUE		9,405
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		781,775
SOH/AGL Deduction		339,629
ASSESSED VALUE		442,146
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		391,424
TOTAL JUST VALUE		781,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		709,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215850	NEW CONSTR	0	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2447/1676	3/29/2021	WD	Q	V	01	245,000
GRANTOR: HACKETT KENNETH & JOA						
GRANTEE: WELLS HOWARD & LUCY						
2145/1470	9/08/2017	WD	Q	V	01	180,000
GRANTOR: SASANFAR GUY S & GAIL						
GRANTEE: HACKETT KENNETH & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W21 FOP=[YR=2022] W22 S10 E14 N5 E8 N5$ S5 W8 S5 W14 N10 W21 S51 E11 FOP=[YR=2022] S4 E11 N7 W9 S3 W2$ E2 N3 E20 FGR=[YR=2022] S9 E11 S2 E20 N26 W14 S4 W17 S11$ N11 E17 N4 E14 N33$.

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	0855	CONC PAVER	0	100	0	0	878.00	SF	10.00	10.00	100	2022	2022	3	99	8,692	
2	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	100	2022	2022	3	99	713	

LAND DESCRIPTION

TOTAL OB/XF 9,405

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 05/24/2022 BY DJ Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS