

LOT 8
IN OR 1529/468
MANUCY POINTE PB 7/215

LEININGER MARVIN J & ELAINE R
95029 MANUCY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-037P-0008-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
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			
NEIGHBORHOOD/LOC	3041.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,260	100	2007	2,260	353,901
FGR	652	55	2007	359	56,217
FOP	132	30	2007	40	6,263
FOP	162	30	2007	49	7,673
FOP	220	30	2011	66	10,335
PTO	46	5	2011	2	313
TOTALS	3,472			2,776	434,703

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,776	128.9472	170.21	472,503	2007	2007	0	0	0	8.00 92.00

1 SNGL FAM - 100% - 2008

Heated Area: 2260

HX Base Yr 2008

PTO 2011

FOP 2011

FOP 2007

BAS 2007

FGR 2007

BLD DATE	09/10/2007	KK	LGL DATE	04/15/2025	ML
VED DATE			LAND DATE		