

PT OF LOT 4
IN OR 2269/1176
SUB PF S0 PT SEC 12 DB 39/292

ALVARADO CARLOS
1340 MANUCY ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0004-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

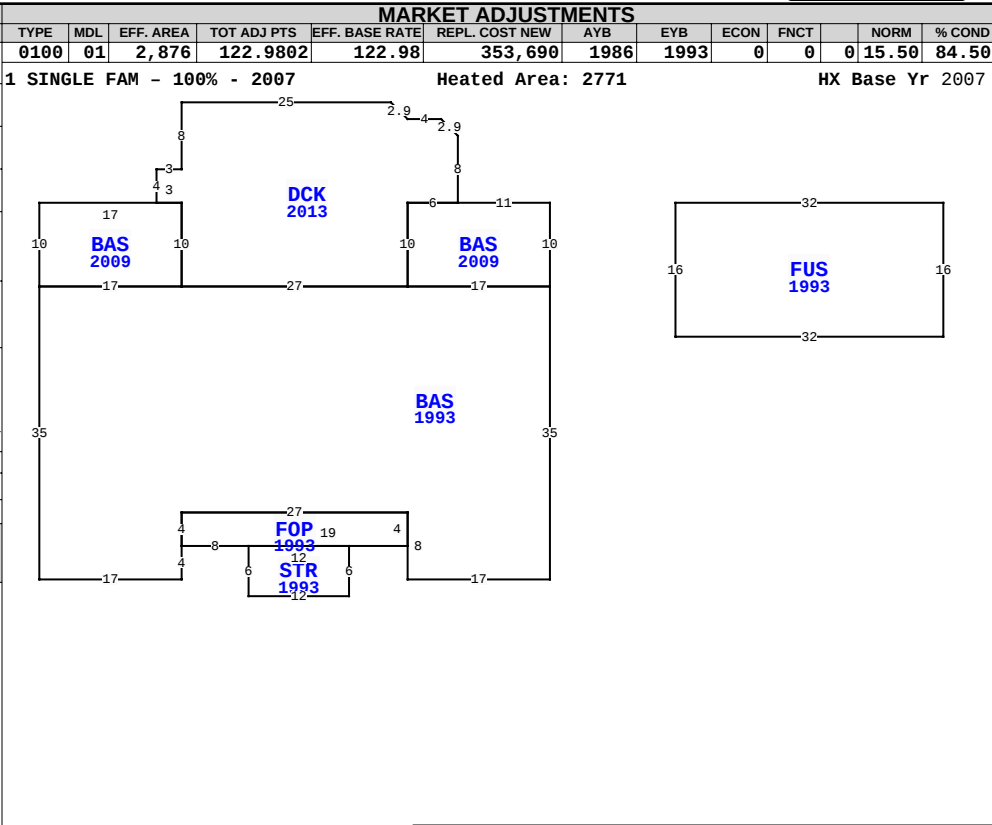
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,919	100	1993	1,919	199,419
BAS	170	100	2009	170	17,666
BAS	170	100	2009	170	17,666
DCK	662	10	2013	66	6,859
FOP	108	30	1993	32	3,325
FUS	512	100	1993	512	53,206
STR	72	10	1993	7	728

TOTALS	3,613			2,876	298,868
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
2	0940	SHEDS/PORT	0	100	16	10	SF	30.00	30.00
3	0855	CONC PAVER	0	100	0	98.00	SF	10.00	10.00
4	0812	CONCRETE C	0	100	0	2,613.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 01/31/2024 BY KBA



1340 MANUCY RD, FERNANDINA BEACH

1340 MANUCY RD, FERNANDINA BEACH				BLD DATE					LGL DATE	03/26/2024	MLU
				XF DATE							
				INC DATE							
									AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030		
160.00	SF	30.00	30.00	100	1987	1987	3	20	960		
98.00	SF	10.00	10.00	100	2005	2005	3	84	823		
2,613.00	SF	4.00	4.00	100	2005	2005	3	84	8,780		

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	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	UT		1.00	1.00	1.00

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 8									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					298,868				
TOTAL MARKET OB/XF VALUE					12,593				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					611,461				
SOH/AGL Deduction					333,376				
ASSESSED VALUE					278,085				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					227,363				
TOTAL JUST VALUE					611,461				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					598,495				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25218	REMODEL	1,200	10/01/2011
M14560	MECH OTHER	0	05/01/2009
B22467	REMODEL	15,900	05/01/2009
M14560	MECH OTHER	0	05/01/2009
B22439	DEMOLITION	600	04/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2269/1176	4/12/2019	WD	U	I	11	100	
GRANTOR: ALVARADO JENNIFER F &							
GRANTEE: ALVARADO CARLOS							
1416/0578	6/01/2006	WD	Q	I		435,000	
GRANTOR: LANE WILLIAM C & BARB							
GRANTEE: ALVARADO JENNIFER F							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W11 DCK=[YR=2013] N8 U2 L2 W4 U2 L2 W25 S8 W3 S4 E3 S10 E27 N10 E6\$ W6 S10 BAS=[YR=1993] W27 BAS=[YR=2009] N10 W17 S10 E17\$ W17 S35 E17 N4 FOP=[YR=1993] E8 STR=[YR=1993] S6 E12 N6 W12\$ E19 N4 W27 S4\$ N4 E27 S8 E17 N35 W17\$ E17 N10 \$ PTR= E15 FUS=[YR=1993] E32 S16W32 N16 \$ W15 \$.									

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