

PT OF LOT 4
IN OR 2697/442
SUB OF S0 PT SEC 12 DB 39/292

TOMASSETTI JONATHAN R & CARINA L/E/
1224 MANUCY RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0004-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

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

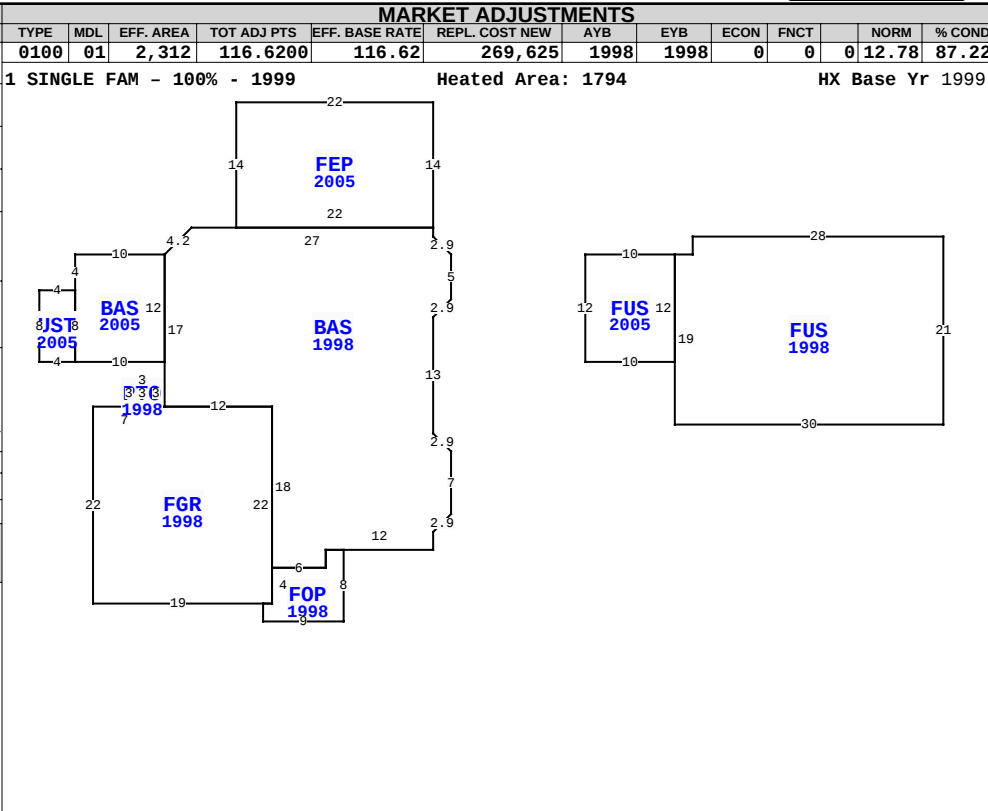
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100	1998	928	94,392
BAS	120	100	2005	120	12,206
FEP	308	80	2005	246	25,023
FGR	440	55	1998	242	24,615
FOP	54	30	1998	16	1,628
FUS	626	100	1998	626	63,674
FUS	120	100	2005	120	12,206
PTO	9	5	1998	0	0
UST	32	45	2005	14	1,424

TOTALS	2,637			2,312	235,167
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	73.00	SF	6.50
3	0812	CONCRETE C	0	100	0	0	1,280.00	SF	4.00
4	0810	CONCRETE A	0	100	0	0	448.00	SF	6.50
5	0754	FOP	0	100	0	0	100.00	SF	15.00

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	1108.00	204.00	1.00

REVIEW DATE 01/31/2024 BY KBA



1224 MANUCY RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/26/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	1998	1998	3	73	1,518	
2	0810	CONCRETE A	0	100	0	0	73.00	SF	6.50	6.50	100	1998	1998	3	73	346	
3	0812	CONCRETE C	0	100	0	0	1,280.00	SF	4.00	4.00	100	1999	1999	3	75	3,840	
4	0810	CONCRETE A	0	100	0	0	448.00	SF	6.50	6.50	100	2005	2005	3	84	2,446	
5	0754	FOP	0	100	0	0	100.00	SF	15.00	15.00	100	2005	2005	3	22	330	

TOTAL OB/XF													8,480		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
RSF-1108.00	204.00		1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00					

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		235,167	
TOTAL MARKET OB/XF VALUE		8,480	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		543,647	
SOH/AGL Deduction		326,311	
ASSESSED VALUE		217,336	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		166,614	
TOTAL JUST VALUE		543,647	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		533,413	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09539	MECH OTHER	300	04/01/2005
R07358	REPAIR/RRF	800	03/01/2005
E14439	ELEC OTHER	500	02/01/2005
B9704314	NEW CONSTR	77,915	09/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2697/442	2/27/2024	WD	U	I	11	100	
GRANTOR: TOMASSETTI JONATHAN R							
GRANTEE: TOMASSETTI JACK R							
1236/0293	6/07/2004	WD	U	I	07	100	
GRANTOR: TOMASSETTI JONATHAN R							
GRANTEE: TOMASSETTI JONATHAN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1998] L2 U2 N1 FEP=[YR=2005] N14 W22 S14 E22 \$ W27 D3 L3 BAS=[YR=2005] W10 S4 UST=[YR=2005] W4 S8 E4 N8 \$ S8 E10 N12\$ S17 FGR=[YR=1998] W1 PTO=[YR=1998] N3 W3 S3 E3 \$ W7 S22 E19 FOP=[YR=1998] S2 E9 N8 W2 S2 W6 S4 W1 \$ E1 N22 W12 \$ E12 S18 E6 N2 E12 N2 R2 U2 N7 L2 U2 N13 R2 U2 N5 \$ PTR= E15 FUS=[YR=2005] E10 FUS=[YR=1998] E2 N2 E28 S21 W30 N19 \$ S12 W10 N12 \$ W15 \$.									

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