

PT OF LOT 5 IN OR 1625/1970 &
 PT GOVT LOT 2 SEC 16-2N-28E
 BEING SOVEREIGNTY SUBMERGED

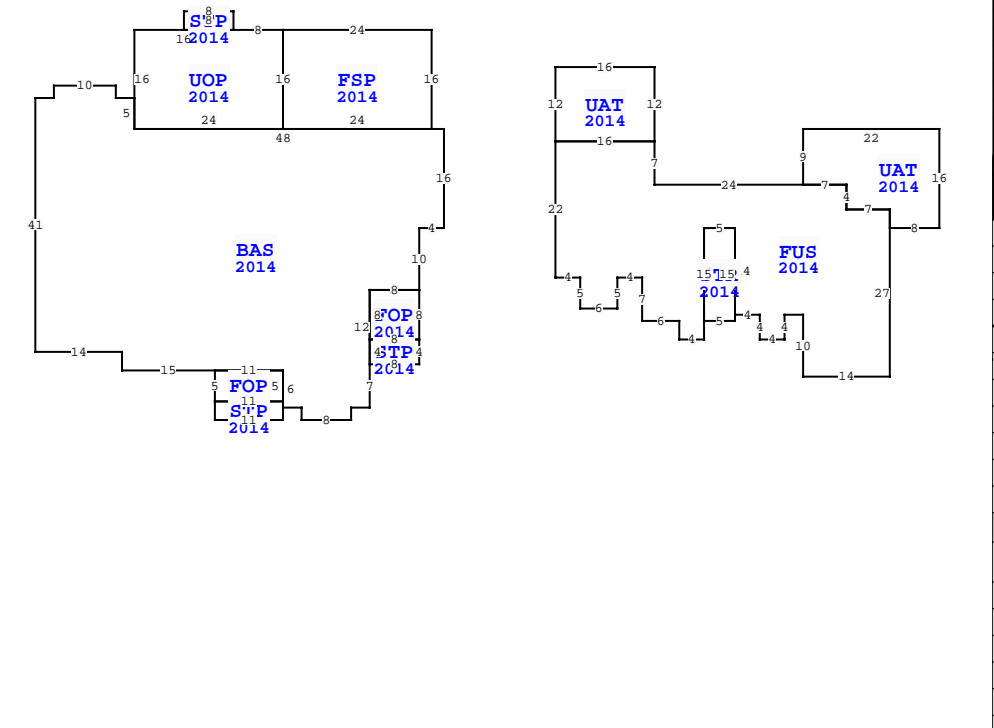
FEY CAROL S TRUSTEE
 1205 MANUCY RD
 FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0005-0060

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	4,137	140.5536	222.07	918,704	2014	2014	0	0	4.50	95.50



** This building has 12 Sub-Areas
 1205 MANUCY RD, FERNANDINA BEACH

BLD DATE	01/15/2008	DJ	LGL DATE	
XF DATE			LAND DATE	04/16/2025
INC DATE			AG DATE	MLU

NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			909,818
TOTAL MARKET OB/XF VALUE			66,023
TOTAL LAND VALUE - MARKET			1,129,200
TOTAL MARKET VALUE			2,105,041
SOH/AGL Deduction			558,940
ASSESSED VALUE			1,546,101
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			1,495,379
TOTAL JUST VALUE			2,105,041
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,004,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328066	CO ISSUED	0	11/13/2014
B1429038	SWIM POOL	0	07/09/2014
B1429038	SWIM POOL	28,000	07/01/2014
B1328066	NEW CONSTR	420,855	12/01/2013
B1327968	DEMO	18,000	11/01/2013
M16054	H/AC	0	04/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1841/1854	1/22/2013	MS	U	I	18	100

GRANTOR: TIIIF OF STATE OF FLOR
 GRANTEE: FEY CAROL S TRUST
 1625/1970 6/16/2009 WD Q I 01 1,500,000
 GRANTOR: COBB JAMES H III
 GRANTEE: FEY CAROL S TRUSTEE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2014] W2 FSP=[YR=2014] N16 W24 UOP=[YR=2014] W8 STP=[YR=2014] N3 W8 S3 E8 \$ W16 S16 E24 N16\$ S16 E24\$ W48 N5 W3 N2 W10 S2 W3 S41 E14 S3 E15 FOP=[YR=2014] S5 STP=[YR=2014] S3 E11 N3 W11\$ E11 N5 W11\$ E11 S6 E3 S2 E8 N2 E3 N7 STP=[YR=2014] E8 N4 FOP=[YR=2014] N8 W8 S8 E8\$ W8 S4\$ N12 E8 N10 E4 N16\$ PTR=E80 UAT=[YR=2014] W22 S9 FUS=[YR=2014] W24 N7 UAT=[YR=2014] N12 W16 S12 E16\$ W16 S22 E4 S5 E6 N5 E4 S7 E6 S3 E4 N3 STR=[YR=2014] E5 N15 W5 S15\$ N15 E5 S14 E4 S4 E4 N4 E3 S10 E14 N27 W7 N4 W7\$ E7 S4 E7 S3 E8 N16\$ W80\$.	

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	2,536	100	2014	2,536	537,827
FOP	55	30	2014	16	3,393
FOP	64	30	2014	19	4,029
FSP	384	40	2014	154	32,660
FUS	1,272	100	2014	1,272	269,762
STP	24	10	2014	2	424
STP	32	10	2014	3	636
STP	33	10	2014	3	636
STR	75	10	2014	8	1,697
UAT	192	10	2014	19	4,029
TOTALS	5,333			4,137	877,362

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	0300	BOAT DCK W	0	100	0	0	1,489.00	SF	40.00	40.00	100	1997	1997	3	24	14,294	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1997	1997	3	20	480	
3	0920	CWALL-WD/M	0	100	0	0	141.00	LF	390.00	390.00	100	1997	1997	3	20	10,998	
4	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	1997	1997	3	72	112	
5	0322	BOAT LFT L	0	100	0	0	2.00	UT	1,500.00	1,500.00	100	1997	1997	3	20	600	
6	0803	ASPHALT C	0	100	0	0	4,276.00	SF	2.00	2.00	100	2001	2001	3	50	4,276	
7	0810	CONCRETE A	0	100	0	0	228.00	SF	6.50	6.50	100	2002	2002	3	80	1,186	
8	0812	CONCRETE C	0	100	0	0	2,858.00	SF	4.00	4.00	100	2007	2007	3	87	9,946	
9	0350	CARPORT WD	0	100	0	0	504.00	SF	13.00	13.00	100	2013	2013	3	55	3,604	
10	0462	ST/AL FNC	0	100	0	0	690.00	SF	10.00	10.00	100	2014	2014	3	71	4,899	

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	000132	C	RES RIVER	100		RSF	1102.00	255.00	102.00	FF		1.00	1.00	1.20	8,000.00	9,600.00	979,200							
2	000100	C	RES	100		RSF	1100.00	210.00	1.00	UT		1.00	1.00	1.20	125,000.00	150,000.00	150,000							

PT OF LOT 5 IN OR 1625/1970 &
 PT GOVT LOT 2 SEC 16-2N-28E
 BEING SOVEREIGNTY SUBMERGED

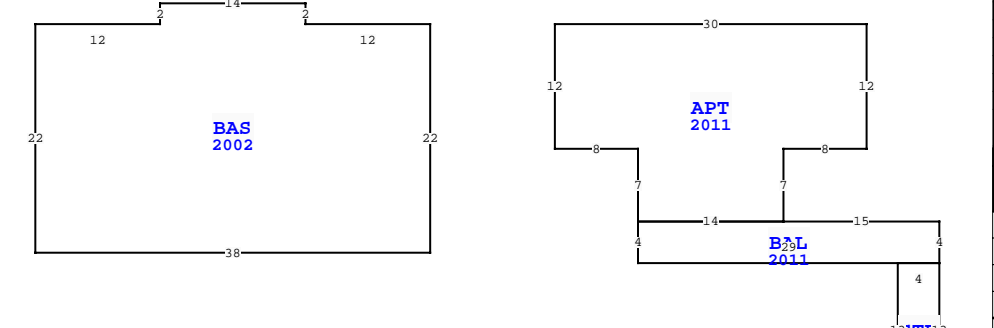
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 1205 MANUCY RD
 FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0005-0060

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	03 CONC FINSH 100
Air Condition	99 N/A 100
Heating Type	N/A 100
Bedrooms	0 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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
2		1,344	90.6360	33.54	45,078	2002	2005	0	0	28.00	72.00



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
APT	458	100	2011	458	11,060
BAL	116	15	2011	17	410
BAS	864	100	2002	864	20,865
STR	52	10	2011	5	121
TOTALS	1,490			1,344	32,456

1205 MANUCY RD, FERNANDINA BEACH

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11	1127	BRICK 8"	0	100	0	0	710.00	UT	11.00	11.00	100	2014	2014	3	98	7,654	
12	0811	CONCRETE B	0	100	0	0	944.00	SF	5.20	5.20	100	2014	2014	3	94	4,614	
13	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	96	3,360	

LAND DESCRIPTION TOTAL OB/XF 15,628

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

NASSAU COUNTY PROPERTY		PAGE 2 of 2	8
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NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,004,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24498	REMODEL	87,000	03/01/2011
P14697	OTHER	0	03/01/2011
B19973	REMODEL	5,800	05/01/2007
B0210407	GARAGE	30,096	10/01/2002
8764	REPAIR/RRF	3,025	03/16/1993

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 GRANTEE: FEY CAROL S TRUST
 1625/1970 6/16/2009 WD Q I 01 1,500,000
 GRANTOR: COBB JAMES H III
 GRANTEE: FEY CAROL S TRUSTEE

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2002] S22 E38 N22 W12 N2 W14 S2 W12\$ PTR=E50 APT=[YR=2011] E30 S12 W8 S7 BAL=[YR=2011] E15 S4 STR=[YR=2011] S13 W4 N13 E4\$ W29 N4 E14\$ W14 N7 W8 N12\$ W50\$.