

PT OF LOT 5
IN OR 2616/1203
ESMT IN OR 447/570

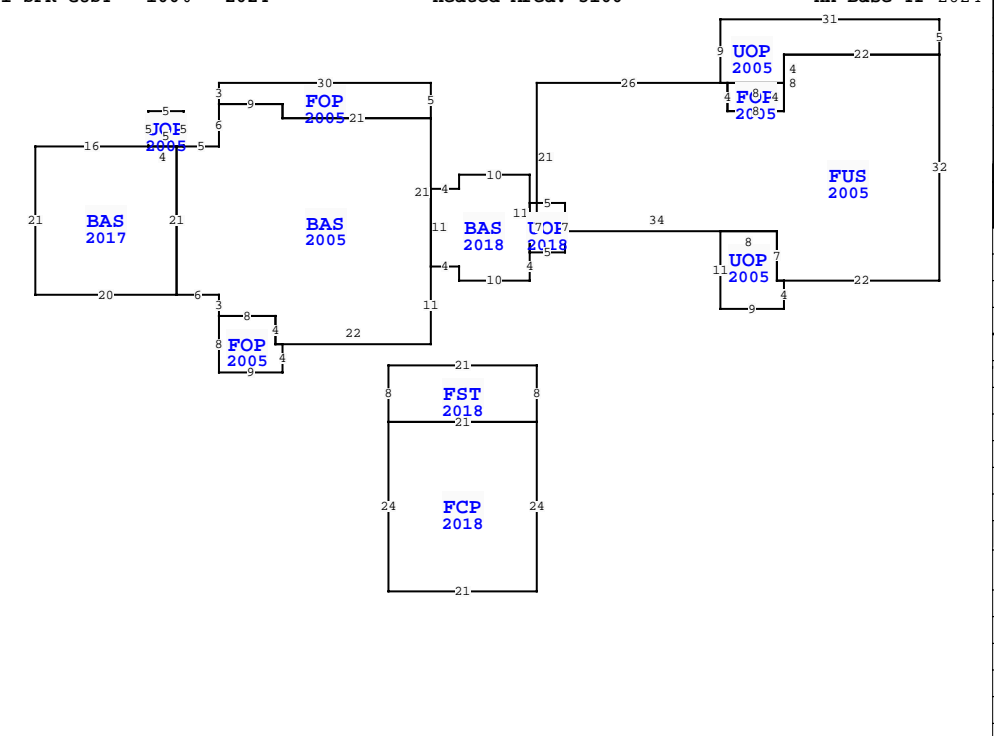
SLEIMAN OLIVIA JANE/MANNING MARCUS BRADLEY
1365 MANUCY ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0005-0070

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	11 SLATE 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 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	
0500	01	3,456	118.3350	186.97	646,168	2005	2005	0	0	0	9.50	90.50



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	1,072	100	2005	1,072	181,391
BAS	420	100	2017	420	71,067
BAS	194	100	2018	194	32,826
FCP	504	25	2018	126	21,320
FOP	32	30	2005	10	1,692
FOP	68	30	2005	20	3,384
FOP	132	30	2005	40	6,768
FST	168	55	2018	92	15,567
FUS	1,414	100	2005	1,414	239,260
UOP	25	20	2005	5	846
TOTALS	4,347			3,456	584,782

** This building has 13 Sub-Areas
1365 MANUCY RD, FERNANDINA BEACH

BLD DATE	LGL DATE	03/26/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0812	CONCRETE C	0	100	0	0	3,032.00	SF	4.00	4.00	100	2005	2005	3	84	10,188	
2	0810	CONCRETE A	0	100	9	6	54.00	SF	6.50	6.50	100	2005	2005	3	84	295	
3	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	2005	2005	3	84	1,048	
4	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	2005	2005	3	84	218	
5	0811	CONCRETE B	0	100	0	0	564.00	SF	5.20	5.20	100	2005	2005	3	84	2,464	
6	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2005	2005	3	84	410	
7	0462	ST/AL FNC	0	100	0	0	125.00	SF	10.00	10.00	100	2016	2016	3	78	975	
8	1242	WD DECK A	0	100	0	0	452.00	SF	10.00	10.00	100	2016	2016	3	70	3,164	
9	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2016	2016	3	70	4,032	
10	0855	CONC PAVER	0	100	0	0	1,123.00	SF	7.00	7.00	100	2018	2018	3	97	7,625	

TOTAL OB/XF 30,419

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1109.00	210.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			584,782
TOTAL MARKET OB/XF VALUE			30,419
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			915,201
SOH/AGL Deduction			0
ASSESSED VALUE			915,201
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			864,479
TOTAL JUST VALUE			915,201
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			889,445

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24000055	RELOCATE LAUNDRY	20,000	01/03/2024
B180355	ADDITION	19,745	01/12/2018
B180357	ADDITION	22,068	01/12/2018
B1632212	ADDITION	0	05/02/2016
B0412238	NEW CONSTR	200,000	01/01/2004
R045794	REPAIR/RRF	6,500	01/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/1203	1/25/2023	WD Q	Q	I	01	1,050,000
GRANTOR: BLAZEK RICHARD E & CA						
GRANTEE: SLEIMAN OLIVIA JANE						
2387/1019	8/27/2020	WD Q	Q	I	01	860,000
GRANTOR: REITZER JOEL V JR & J						
GRANTEE: BLAZEK RICHARD E &						

BUILDING NOTES												

BUILDING DIMENSIONS												
FOP=[YR=2005] W30 S3 BAS=[YR=2005] S6 W5 UOP=[YR=2005] N5 W5 S5 BAS=[YR=2017] W16 S21 E20 N21 W4 \$ E5 \$ W1 S21 E6 S3 FOP=[YR=2005] S8 E9 N4 W1 N4 W8 \$ E8 S4 E22 N11 BAS=[YR=2018] E4 S2 E10 N4 UOP=[YR=2018] E5 N7 W5 S7\$ N11 W10 S2 W4 S11\$ N21 W21 N2 W9 \$ E9 S2 E21 N5 \$ PTR= E15 FUS=[YR=2005] E26 UOP=[YR=2005] N9 E31 S5 W22 S4 FOP=[YR=2005] S4 W8 N4 E8 \$ W9 \$ E1S4 E8 N8 E22 S32 W22 UOP=[YR=2005] S4 W9 N11 E8 S7 E1 \$ W1 N7 W34N21 \$ W15 \$ PTR= E15 S40 FST=[YR=2018] W21 S8 FCP=[YR=2018] S24 E21 N24 W21\$ E21 N8\$ N40 W15\$.												