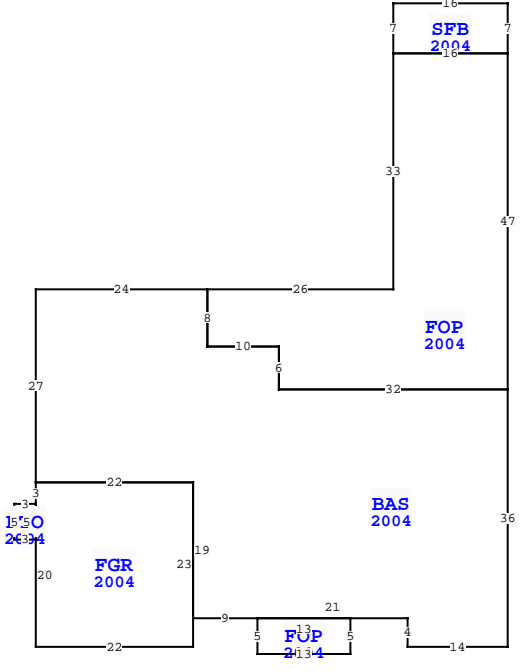




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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
BAS	2,146	100	2004
FGR	506	55	2004
FOP	65	30	2004
FOP	1,056	30	2004
PTO	15	5	2004
SFB	112	80	2004
TOTALS	3,900		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,852	115.2816	115.28	328,779	2004	2004	0	0	10.00	90.00
1 SINGLE FAM - 100% - 2018 Heated Area: 2236 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		488,675	
TOTAL MARKET OB/XF VALUE		26,636	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		815,311	
SOH/AGL Deduction		316,641	
ASSESSED VALUE		498,670	
TOTAL EXEMPTION VALUE	HX HB WR	55,722	
BASE TAXABLE VALUE		442,948	
TOTAL JUST VALUE		815,311	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		795,172	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1326327	REMODEL	0	07/01/2013
B1327071	FINISHED	25,000	04/01/2013
M118115	H/AC	44	04/01/2013
B0210442	NEW CONSTR	165,394	11/01/2002
B0210443	GARAGE	79,200	11/01/2002
R024551	REPAIR/RRF	2,500	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2044/0926	5/04/2016	QC	U	I	11	100
GRANTOR: MOCINI-PETREE LIVING						
GRANTEE: PETREE NOEL H III E						
1930/0613	6/02/2014	WD	U	I	11	100
GRANTOR: MOCINI VINCENT P & RU						
GRANTEE: MOCINI VINCENT P &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0812	CONCRETE C	0	100	0	1,655.00	SF	4.00	4.00	100	2004
3	0861	POOL GUNIT	0	100	30	450.00	SF	85.00	85.00	100	2004
4	0845	KOOL DECK	0	100	0	550.00	SF	7.25	7.25	100	2004
5	0877	JACUZZI	0	100	0	1.00	UT	1,000.00	1,000.00	100	2004
6	0810	CONCRETE A	0	100	0	239.00	SF	6.50	6.50	100	2004
7	0810	CONCRETE A	0	100	8	32.00	SF	6.50	6.50	100	2004
8	0855	CONC PAVER	0	100	0	96.00	SF	10.00	10.00	100	2011

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

BUILDING NOTES	
BUILDING DIMENSIONS	
SFB=[YR=2004] W16 S7 FOP=[YR=2004] S33 W26 BAS=[YR=2004] W24 S27 FGR=[YR=2004] S3 PTO=[YR=2004] W3 S5 E3 N5\$ S20 E22 N23 W22\$ E22 S19 E9 FOP=[YR=2004] S5 E13 N5 W13\$ E21 S4 E14 N36 W32 N6 W10 N8\$ S8 E10 S6 E32 N47 W16\$ E16 N7\$.	

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	% 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	1108.00	210.00	1.00	UT		1.00	1.00	300,000.00	300,000.00	300,000							

PT OF LOT 5
IN OR 1930/613 & OR 2044/926
ESMT IN OR 906/1030

MOCINI-PETREE LIVING TRUST/MOCINI VINCENT P TRUSTE
1349 MANUCY RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0005-0080

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 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
BAS	2,400	100	2004
TOTALS	2,400		2,400

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	- 100%	- 2018		Heated Area: 2400					HX Base Yr	2018
TOTALS					2,400						192,774

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			488,675
TOTAL MARKET OB/XF VALUE			26,636
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			815,311
SOH/AGL Deduction			316,641
ASSESSED VALUE			498,670
TOTAL EXEMPTION VALUE	HX HB WR		55,722
BASE TAXABLE VALUE			442,948
TOTAL JUST VALUE			815,311
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			795,172

PERMIT NUM	DESCRIPTION	AMT	ISSUED
RO24552	REPAIR/RRF	5,000	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2044/0926	5/04/2016	QC	U	I	11	100
GRANTOR: MOCINI-PETREE LIVING						
GRANTEE: PETREE NOEL H III E						
1930/0613	6/02/2014	WD	U	I	11	100
GRANTOR: MOCINI VINCENT P & RU						
GRANTEE: MOCINI VINCENT P &						

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										
1349 MANUCY RD, FERNANDINA BEACH																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>03/26/2024</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>															BLD DATE		LGL DATE		XF DATE		LAND DATE	03/26/2024	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																								
XF DATE		LAND DATE	03/26/2024																							
INC DATE		AG DATE	MLU																							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2004] W80 S30 E80 N30\$.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV