

PT OF LOT 5
IN OR 1826/1571
ESMT IN OR 405/621

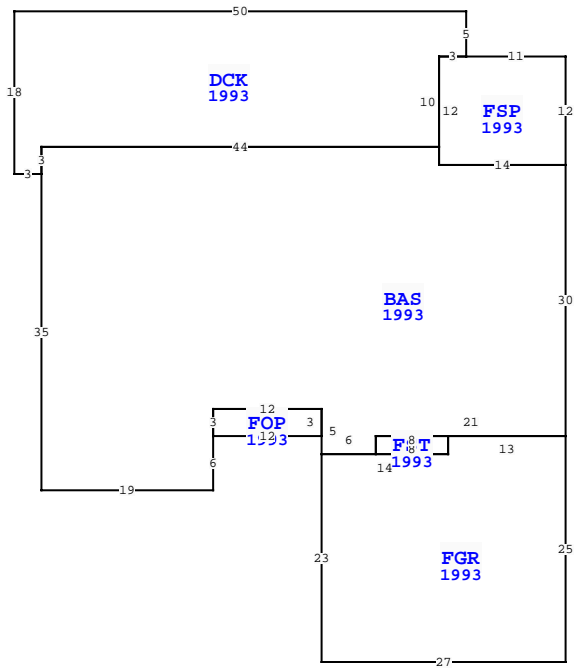
TOMASSETTI JACQUELINE
1209 MANUCY ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0005-0090

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 Floo	10	TERRAZZO	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	05	DIST 1A	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	1,918	100	1993
DCK	729	10	1993
FGR	647	55	1993
FOP	36	30	1993
FSP	168	40	1993
FST	16	55	1993
TOTALS	3,514		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,434	104.8600	104.86	255,229	1984	1990		0	0	17.00	83.00
1 SINGLE FAM - 100% - 0 Heated Area: 1918 HX Base Yr 1985												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			211,840
TOTAL MARKET OB/XF VALUE			26,712
TOTAL LAND VALUE - MARKET			800,000
TOTAL MARKET VALUE			1,038,552
SOH/AGL Deduction			752,549
ASSESSED VALUE			286,003
TOTAL EXEMPTION VALUE	HX HB WX	55,722	
BASE TAXABLE VALUE			230,281
TOTAL JUST VALUE			1,038,552
INCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			979,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E995659	REMODEL	3,260	03/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1826/1571	11/27/2012	WD	U	I	30	100

GRANTOR: TOMASSETTI JACQUELINE
GRANTEE: TOMASSETTI A JEFFRE
0349/0660 12/01/1981 MS U I 53,900
GRANTOR:
GRANTEE:

BUILDING NOTES	
BUILDING DIMENSIONS FSP=[YR=1993] W11 DCK=[YR=1993] N5 W50 S18 E3 BAS=[YR=1993] S35 E19 N6 FOP=[YR=1993] E12 N3 W12 S3 S3 N3 E12 S5 FGR=[YR=1993] S23 E27 N25 W13 FST=[YR=1993] W8 S2 E8 N2 S2 W14 S E6 N2 E21 N30 W14 N2 W44 S3 S3 N3 E44 N10 E3 S3 W3 S12 E14 N12 S .	

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
1	0300	BOAT DCK W	0 100	0	0	89.00	SF	40.00	40.00	100	1984	1984
2	0300	BOAT DCK W	0 100	14	12	168.00	SF	40.00	40.00	100	1984	1984
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984
4	0300	BOAT DCK W	0 100	130	5	650.00	SF	40.00	40.00	100	1984	1984
5	0350	CARPORT WD	0 100	12	8	96.00	SF	13.00	13.00	100	2000	2000
6	0303	FLT DOCK W	0 100	20	10	200.00	SF	26.00	26.00	100	1995	1995
7	0317	DCK PLNG W	0 100	0	0	2.00	UT	1,000.00	1,000.00	100	1995	1995
8	0322	BOAT LFT L	0 100	0	0	1.00	UT	1,500.00	1,500.00	100	1995	1995
9	0920	CWALL-WD/M	0 100	0	0	95.00	LF	390.00	390.00	100	1984	1984
10	0803	ASPHALT C	0 100	0	0	1,670.00	SF	2.00	2.00	100	1995	1995

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1	000132	C	RES RIVER	100		RSF	1100.00	255.00	100.00	FF	1.00	1.00

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BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY						
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY							
															VALUATION BY Tax Group: 8 Tax Dist: STANDARD BUILDING MARKET VALUE 211,840 TOTAL MARKET OB/XF VALUE 26,712 TOTAL LAND VALUE - MARKET 800,000 TOTAL MARKET VALUE 1,038,552 SOH/AGL Deduction 752,549 ASSESSED VALUE 286,003 TOTAL EXEMPTION VALUE HX HB WX 55,722 BASE TAXABLE VALUE 230,281 TOTAL JUST VALUE 1,038,552 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 979,572							
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	
TOTALS		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/16/2025		MLU		SALES DATA				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE
1826/1571	11/27/2012	WD U	I	30	100
GRANTOR: TOMASSETTI JACQUELINE					
GRANTEE: TOMASSETTI A JEFFRE					
0349/0660	12/01/1981	MS U	I		53,900
GRANTOR:					
GRANTEE:					

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
11	0855	CONC PAVER	0 100	0	0	281.00	SF	7.00	7.00	100	2000	2000	3	77	1,515	
12	0855	CONC PAVER	0 100	0	0	825.00	SF	7.00	7.00	100	2000	2000	3	77	4,447	
13	0855	CONC PAVER	0 100	0	0	99.00	SF	7.00	7.00	100	2000	2000	3	77	534	
TOTALS																
TOTAL OB/XF 6,496																

BUILDING NOTES			

BUILDING DIMENSIONS			

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