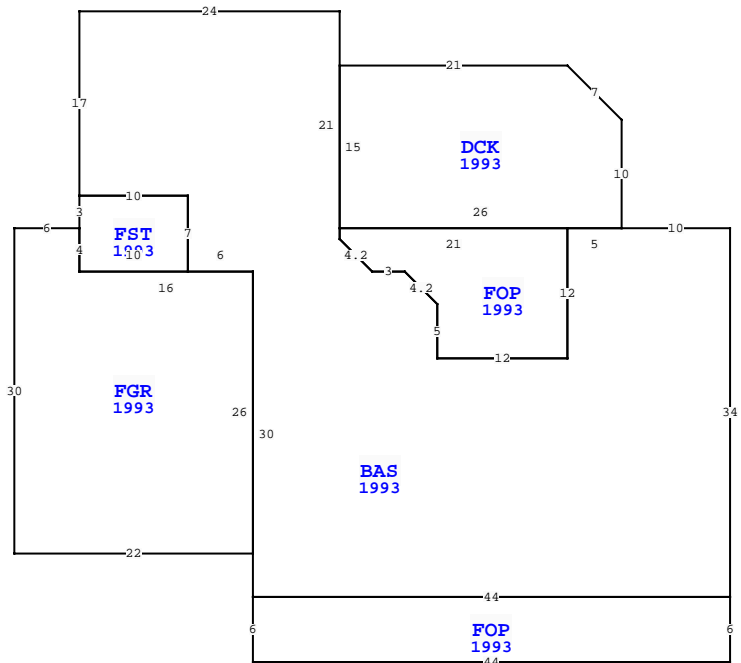


ELEMENT		CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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	1,790	100	1993
DCK	378	10	1993
FGR	596	55	1993
FOP	180	30	1993
FOP	264	30	1993
FST	70	55	1993
TOTALS	3,278		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,327	114.8364	114.84	267,233	1991	1991	0	0	16.50	83.50
1 SINGLE FAM - 100% - 2005											
Heated Area: 1790											
HX Base Yr 2005											



NASSAU COUNTY PROPERTY			PAGE 1 of 2
VALUATION SUMMARY			8
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			236,476
TOTAL MARKET OB/XF VALUE			9,902
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			546,378
SOH/AGL Deduction			286,792
ASSESSED VALUE			259,586
TOTAL EXEMPTION VALUE	HX HB WX	55,722	
BASE TAXABLE VALUE			203,864
TOTAL JUST VALUE			546,378
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			536,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633456	STORAGE	0	12/12/2016
B26066	REMODEL	5,800	05/01/2012
7534	NEW CONSTR	71,000	09/16/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1208/1805	2/18/2004	WD Q	Q	I	01	100
GRANTOR: PETERSON RICHARD & CA						
GRANTEE: PETERSON RICHARD G						
1181/1270	10/20/2003	WD Q	Q	I		285,000
GRANTOR: HOBBS REBECCA JO						
GRANTEE: PETERSON RICHARD G						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0812	CONCRETE C	0	100	0	1,528.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,637	
3	0940	SHEDS/PORT	0	100	12	96.00	SF	90.00	90.00	100	1995	1995	3	20	1,728	
4	0820	WOOD WALK	0	100	0	459.00	SF	11.75	11.75	100	2011	2011	3	40	2,157	

TOTAL OB/XF										9,902						
1341 MANUCY RD, FERNANDINA BEACH										BLD DATE		LGL DATE		03/26/2024	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES									
BAS=[YR=1993] W10 DCK=[YR=1993] N10 U5 L5 W21 S15									
FOP=[YR=1993] S1 R3 D3 E3 D3 R3 S5 E12 N12 W21 \$ E26 \$ W5									
S12 W12 N5 U3 L3 W3 U3 L3 N21 W24 S17 FST=[YR=1993] S3									
FGR=[YR=1993] W6 S30 E22 N26 W16 N4 \$ S4 E10 N7 W10 \$ E10 S7									
E6S30 FOP=[YR=1993] S6 E44 N6 W44 \$ E44 N34 \$.									

BUILDING DIMENSIONS									
BAS=[YR=1993] W10 DCK=[YR=1993] N10 U5 L5 W21 S15									
FOP=[YR=1993] S1 R3 D3 E3 D3 R3 S5 E12 N12 W21 \$ E26 \$ W5									
S12 W12 N5 U3 L3 W3 U3 L3 N21 W24 S17 FST=[YR=1993] S3									
FGR=[YR=1993] W6 S30 E22 N26 W16 N4 \$ S4 E10 N7 W10 \$ E10 S7									
E6S30 FOP=[YR=1993] S6 E44 N6 W44 \$ E44 N34 \$.									

LAND DESCRIPTION										TOTAL OB/XF										9,902				
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
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							

