PT OF LOT 5 EX S-15
IN OR 2355/249
SUB OF SO PT SEC 12 DB 39/292

TRAMMELL MATTHEW P & LAURA H
1217 MANUCY ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0005-0110

BUILDING CHARACTERISTICS

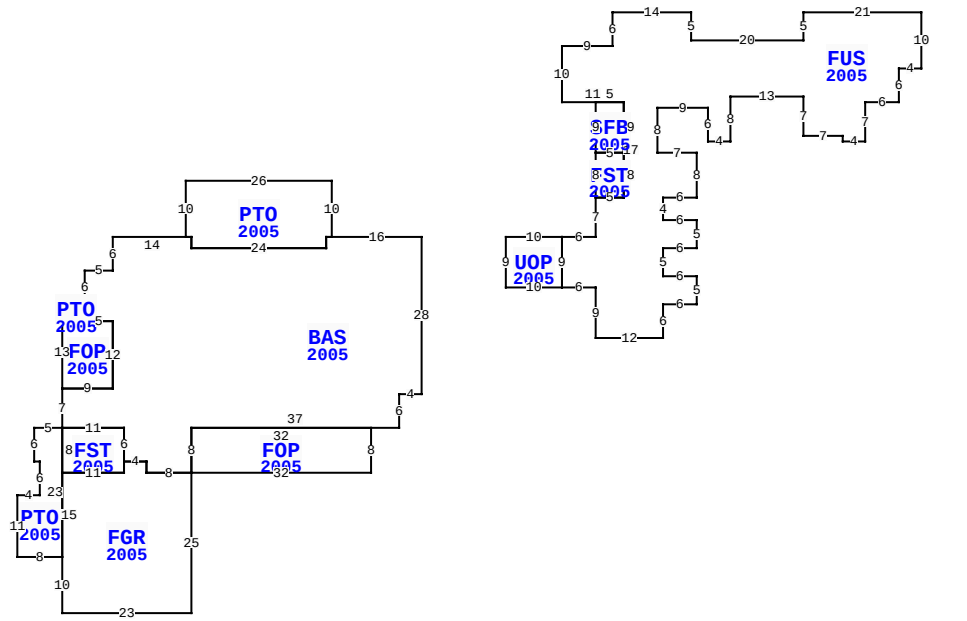
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,994	100	2005	1,994	210,377
FGR	583	55	2005	321	33,867
FOP	112	30	2005	34	3,587
FOP	256	30	2005	77	8,124
FST	40	55	2005	22	2,321
FST	88	55	2005	48	5,064
FUS	1,512	100	2005	1,512	159,524
PTO	6	5	2005	0	0
PTO	142	5	2005	7	739
PTO	308	5	2005	15	1,582
TOTALS	5,176			4,084	430,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,084	87.8328	115.94	473,499	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2021 Heated Area: 3542 HX Base Yr 2021



** This building has 12 Sub-Areas

1217 MANUCY RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		430,884
TOTAL MARKET OB/XF VALUE		63,602
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		794,486
SOH/AGL Deduction		167,222
ASSESSED VALUE		627,264
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		576,542
TOTAL JUST VALUE		794,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		775,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013864	ADD	150,633	12/16/2024
B1903790	SWIM POOL	50,000	04/16/2019
B0412518	NEW CONSTR	217,084	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2355/0249	4/15/2020	WD	Q	I	01	842,500
GRANTOR: STORM WILLIAM D & MOR						
GRANTEE: TRAMMELL MATTHEW P						
2260/1280	3/08/2019	WD	Q	I	01	719,900
GRANTOR: HOBBS REBECCA J & RIC						
GRANTEE: STORM WILLIAM D & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2005] N10 W26 S10 E1 S2 E24 N2 E1 $ W1 S2 W24 N2 W14 S6 W5 S6 PTO=[YR=2005] W3 S2 FOP=[YR=2005] W1 S13 E9 N12 W5 N1 W3$ E3 N2 $ S3 E5 S12 W9 S7 PTO=[YR=2005] W5 S6 E1 S6 W4 S11 E8 FGR=[YR=2005] S10 E23 N25 FOP=[YR=2005] E32 N8 W32 S8 $ W8 N2 W4 FST=[YR=2005] N6W11S8E11N2$ S2 W11 S15$ N23 $ E11 S6 E4S2 E8 N8 E37 N6 E4 N28 $ PTR= E15 UOP=[YR=2005] E10 FUS=[YR=2005] E6 N7 FST=[YR=2005] N8 SFB=[YR=2005] N9 E5 S9 W5 $ E5 S8 W5 $ E5 N17 W11 N10 E9 N6 E14 S5 E20 N5 E21 S10 W4 S6 W6 S7 W4 N1 W7 N7 W13 S8 W4 N6 W9 S8 E7 S8 W6 S4E6 S5 W6 S5 E6 S5 W6 S6 W12 N9W6 N9 $ S9 W10 N9 $ W15 $.

EXTRA FEATURES

LN	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	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,926.00	SF	4.00	4.00	100	2005	2005	3	84	6,471	
3	0462	ST/AL FNC	0	100	0	0	1,440.00	SF	10.00	10.00	100	2019	2019	3	87	12,528	
4	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2019	2019	3	87	33,278	
5	0855	CONC PAVER	0	100	0	0	850.00	SF	10.00	10.00	100	2019	2019	3	97	8,245	

LAND DESCRIPTION

TOTAL OB/XF 63,602

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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-	1110.00	210.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 07/29/2025 BY HS Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS