

PT OF LOT 5 S-12 & S-21
IN OR 2079/1349
SUB OF S0 PT SEC 12 DB 39/292

REID ROBERT PAUL &/KELLY GEORGIA ANN
1370 MANUCY RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0005-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
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	2.	2. 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
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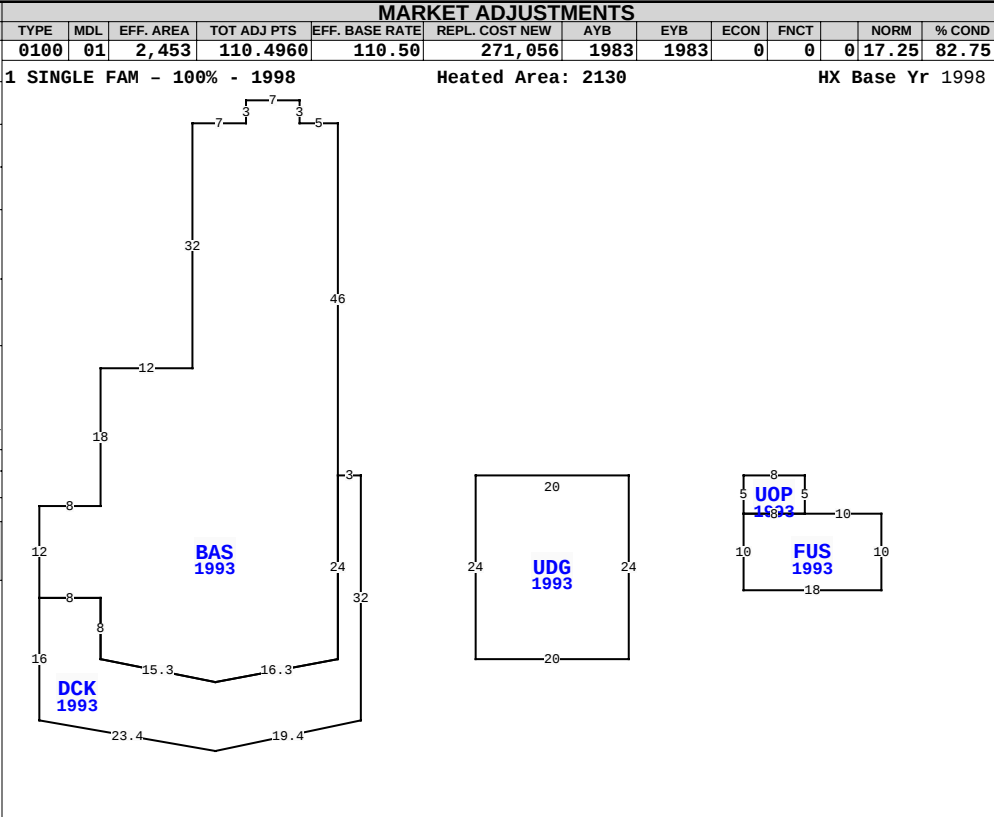
NEIGHBORHOOD/LOC	3027.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1993	1,950	178,306
DCK	510	10	1993	51	4,664
FUS	180	100	1993	180	16,459
UDG	480	55	1993	264	24,140
UOP	40	20	1993	8	732

TOTALS	3,160			2,453	224,299
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	12	4	48.00	SF	6.50
2	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	1242	WD DECK A	0	100	0	0	724.00	SF	10.00
5	0861	POOL GUNIT	0	100	0	0	272.00	SF	85.00
6	0845	KOOL DECK	0	100	0	0	703.00	SF	7.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF	1104.00	210.00	1.00



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1983	1983	3	38	119	
100	1983	1983	3	38	1,186	
100	1983	1983	3	51.5	1,030	
100	1989	1989	3	20	1,448	
100	1997	1997	3	20	4,624	
100	1997	1997	3	72	3,670	

TOTAL OB/XF									
12,077									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		224,299
TOTAL MARKET OB/XF VALUE		12,077
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		536,376
SOH/AGL Deduction		303,500
ASSESSED VALUE		232,876
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,154
TOTAL JUST VALUE		536,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603491	SWIM POOL	10,100	12/01/1996
5570	REMODEL	1,500	12/09/1988
2842	H/AC	1,200	12/09/1988
3324	NEW BATH	0	12/09/1988
5363	ADDITION	15,030	12/08/1988

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2079/1349	10/25/2016	QC U I	11 100
GRANTOR: REID ROBERT PAUL			
GRANTEE: REID ROBERT PAUL &			
0809/1252	10/14/1997	WD Q I	180,000
GRANTOR: LENNON LINDA			
GRANTEE: REID ROBERT PAUL			

BUILDING NOTES									
DCK=[YR=1993] W3 BAS=[YR=1993] N46 W5 N3 W7 S3 W7 S32 W12 S18 W8 S12 E8 S8 R15 D3 U3 R16 N24\$ S24 L16 D3 U3 L15 N8 W8 S16 R23 D4 U4 R19 N32\$PTR= E15 UDG=[YR=1993] E20 S24 W20 N24\$ W15\$ PTR= E50 UOP=[YR=1993] E8 S5 FUS=[YR=1993] E10 S10 W18 N10 E8\$ W8 N5\$ W50\$.									