PT OF LOT 5
IN OR 806/1373
SUB OF SO PT SEC 12 DB 39/292

CARDEN RUTH
1227 MANUCY RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0005-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

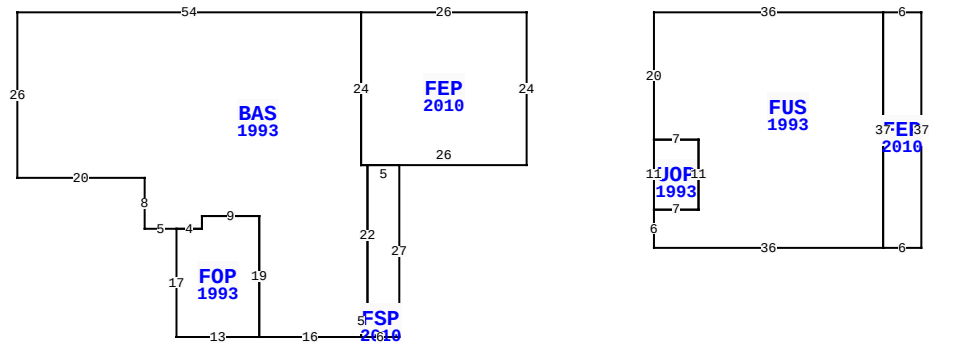
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,952	100	1993	1,952	154,325
FEP	222	80	2010	178	14,073
FEP	624	80	2010	499	39,451
FOP	239	30	1993	72	5,693
FSP	140	40	2010	56	4,427
FUS	1,255	100	1993	1,255	99,220
UOP	77	20	1993	15	1,186
TOTALS	4,509			4,027	318,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,027	95.8320	95.83	385,907	1989	1989	0	0	0	17.50	82.50

1 SINGLE FAM – 100% - 1998 Heated Area: 3207 HX Base Yr 1998



1227 MANUCY RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		318,373
TOTAL MARKET OB/XF VALUE		36,970
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		655,343
SOH/AGL Deduction		333,415
ASSESSED VALUE		321,928
TOTAL EXEMPTION VALUE	HX HB BX	55,722
BASE TAXABLE VALUE		266,206
TOTAL JUST VALUE		655,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M16481	H/AC	0	08/01/2011
B24007	ADDITION	3,533	10/01/2010
R013431	REPAIR/RRF	0	07/01/2001
B9804639	NEW CONSTR	18,700	02/01/1998
B9704539	XFOB	9,230	12/01/1997
B9704384	SWIM POOL	9,500	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0806/1373	9/16/1997	WD	Q	I		223,000
GRANTOR: STEPHENSON JAMES P &						
GRANTEE: CARDEN DONALD & RUT						
0542/0685	5/05/1988	WD	Q	V		33,500
GRANTOR: HIGGINBOTHAM WINDLE						
GRANTEE: STEPHENSON JAMES &						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	64	1,280	
2	0811	CONCRETE B	0	100	0	0	554.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,570	
3	1242	WD DECK A	0	100	6	6	36.00	SF	10.00	10.00	100	1997	1997	3	20	72	
4	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	1995	1995	3	20	1,440	
5	0861	POOL GUNIT	0	100	0	0	348.00	SF	85.00	85.00	100	1997	1997	3	20	5,916	
6	0845	KOOL DECK	0	100	0	0	968.00	SF	7.25	7.25	100	1997	1997	3	72	5,053	
7	0910	SCRN RM L	0	100	45	26	1,170.00	SF	15.00	15.00	100	1997	1997	3	20	3,510	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	20	400	
9	0812	CONCRETE C	0	100	0	0	1,264.00	SF	4.00	4.00	100	1998	1998	3	73	3,691	
10	0510	GARAGE WD-	0	100	44	22	968.00	SF	35.00	35.00	100	1998	1998	3	25	8,470	

TOTAL OB/XF 31,402

BUILDING DIMENSIONS

FEP=[YR=2010] W26 BAS=[YR=1993] W54 S26 E20 S8 E5
FOP=[YR=1993] S17 E13 N19 W9 S2 W4$ E4 N2 E9 S19 E16
FSP=[YR=2010] E6 N27 W5 S22 W1 S5$ N5 E1 N22 W1 N24$S24 E26
N24$ PTR=E20 FUS=[YR=1993] E36 FEP=[YR=2010] E6 S37 W6 N37$
S37 W36N6 UOP=[YR=1993] N11 E7 S11 W7$ E7 N11 W7 N20$ W20$.

LAND DESCRIPTION

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-	1112.00	222.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS

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SUB OF SO PT SEC 12 DB 39/292

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
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NEIGHBORHOOD/LOC	3027.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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TOTAL JUST VALUE		655,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502394	XFOB	4,080	11/01/1995
B9401412	ADDITION	2,805	10/01/1994
5689	NEW CONSTR	2,500	02/02/1989
5489	NEW CONSTR	80,322	02/01/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: STEPHENSON JAMES P &						
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BLD DATE		LGL DATE	
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0812	CONCRETE C	0	100	0	0	1,856.00	SF	4.00	4.00	100	1999	1999	3	75	5,568	

LAND DESCRIPTION

TOTAL OB/XF 5,568

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

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS