

PT OF LOT 5
IN OR 1678/164
SUB OF S0 PT SEC 12 DB 39/292

KELLY JILL M
1357 MANUCY RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0005-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 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
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	1,868	100	1993	1,868	159,005
FOP	22	30	1993	7	596
FSP	193	40	1993	77	6,554
PTO	36	5	1993	2	170
SFB	484	80	2010	387	32,941
UOP	21	20	1993	4	341
UOP	200	20	2010	40	3,405
USP	105	30	2022	32	2,724
UST	32	45	1994	14	1,191

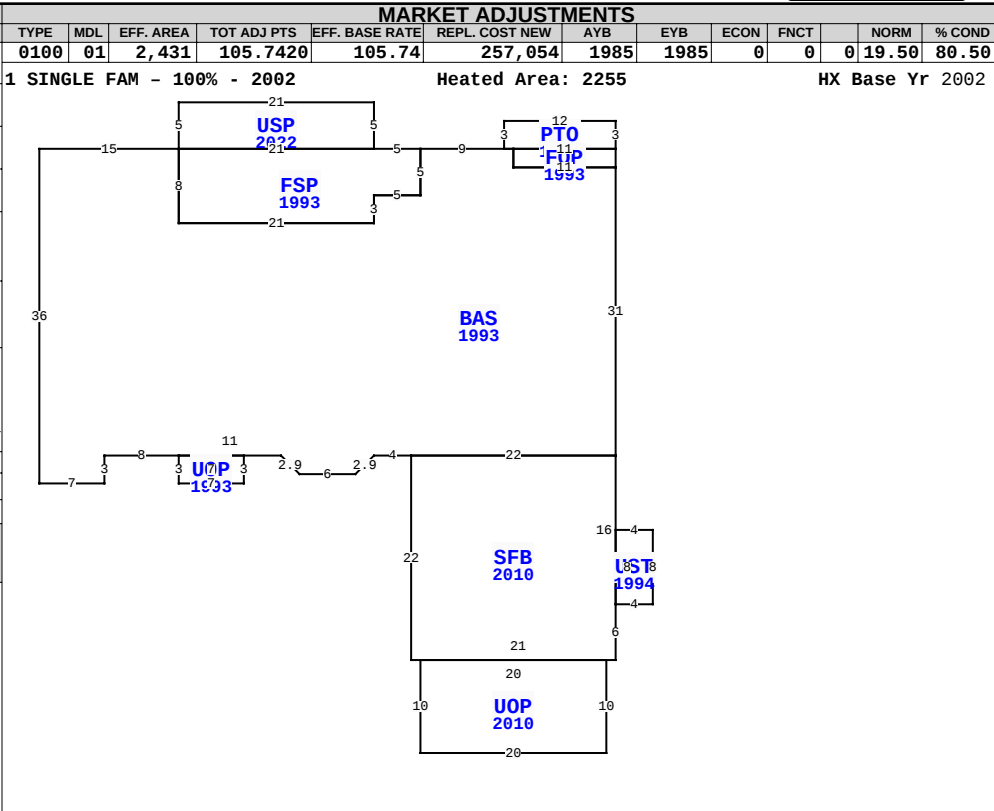
TOTALS	2,961			2,431	206,928
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EXTRA FEATURES

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	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	1985	1985	3	20	1,200	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
3	0810	CONCRETE A	0 100	20	16	320.00	SF	6.50	6.50	100	1985	1985	3	44	915	
4	0810	CONCRETE A	0 100	30	3	90.00	SF	6.50	6.50	100	1985	1985	3	44	257	
5	0820	WOOD WALK	0 100	6	4	24.00	SF	11.75	11.75	100	1985	1985	3	40	113	
6	0810	CONCRETE A	0 100	0	0	32.00	SF	6.50	6.50	100	1985	1985	3	44	92	

LAND DESCRIPTION

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							



1357 MANUCY RD, FERNANDINA BEACH

TOTAL OB/XF																4,537
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NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		213,714
TOTAL MARKET OB/XF VALUE		4,537
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		518,251
SOH/AGL Deduction		279,030
ASSESSED VALUE		239,221
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		183,499
TOTAL JUST VALUE		518,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2109011	ADDITION	0	01/01/2022
0294	ADDITION	42,518	06/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1678/0164	4/16/2010	QC U	I	11	

GRANTOR: KELLY CHARLES A & JIL	
GRANTEE: KELLY JILL M	
1672/0271	4/16/2010
GRANTOR: KELLY CHARLES A & JIL	
GRANTEE: KELLY JILL M	

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W12 S3 BAS=[YR=1993] W9 FSP=[YR=1993] W5
USP=[YR=2022] N5 W21 S5 E21\$ W21 S8 E21 N3 E5 N5 \$ S5 W5 S3
W21 N8 W15 S36 E7 N3 E8 UOP=[YR=1993] S3 E7 N3 W7 \$ E11 D2
R2 E6 U2 R2 E4 SFB=[YR=2010] S22E1 UOP=[YR=2010] S10 E20
N10 W20\$ E21 N6UST=[YR=1994] E4 N8 W4 S8 \$ N16 W22 \$ E22 N31
W11 N2 W1 \$ E1 FOP=[YR=1993] S2 E11 N2 W11 \$ E11N3\$.

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