

LOT 3
IN OR 1742/1171
SUMMER BEACH WEST REPLAT

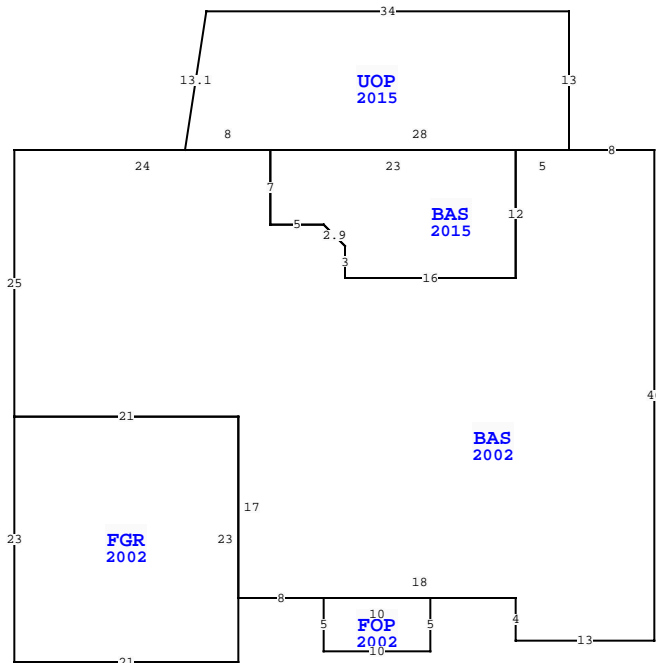
MANJORAS THEODORE A TRUSTEE
95058 WOODBERRY LN
FERNANDINA BEACH, FL 32034

2025

00-SB-30-197W-0003-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,972	100	2002
BAS	243	100	2015
FGR	483	55	2002
FOP	50	30	2002
UOP	455	20	2015
TOTALS	3,203		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2003	242.46	627,244	2002	2007	0	0	8.50	91.50
Heated Area: 2215						HX Base Yr 2003					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			573,928
TOTAL MARKET OB/XF VALUE			7,274
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			756,202
SOH/AGL Deduction			362,045
ASSESSED VALUE			394,157
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			343,435
TOTAL JUST VALUE			756,202
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			730,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20212280	REPAIR/RRF	0	03/01/2021
B0108863	NEW CONSTR	178,000	10/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1742/1171	2/05/2010	QC	U	I	11	100
GRANTOR: MANJORAS THEODORE A						
GRANTEE: MANJORAS THEODORE A						
1662/1243	2/05/2010	QC	U	I	11	100
GRANTOR: MANJORAS THEODORE A T						
GRANTEE: MANJORAS THEODORE A						

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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	511.00	SF	5.20	5.20	100	2002	2002	3	80	2,126	
3	0810	CONCRETE A	0	100	0	96.00	SF	6.50	6.50	100	2002	2002	3	80	499	
4	0855	CONC PAVER	0	100	0	260.00	SF	7.00	7.00	100	2012	2012	3	92	1,674	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W8 UOP=[YR=2015] N13 W34 D13 L2 E8	
BAS=[YR=2015] S7 E5 D2 R2 S3 E16 N12 W23\$ E28\$ W5 S12 W16	
N3 L2 U2 W5 N7 W24 S25 FGR=[YR=2002] S23 E21 N23 W21 \$ E21	
S17 E8 FOP=[YR=2002] S5 E10 N5 W10 \$ E18 S4 E13 N46 \$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							