

SE1/4 OF SW1/4
OR 236/409 & PT OR 772/325 &
PT OR 1213/1484 1/2 HX INT

MANNING WILLIAM ALTON L/E/
3001 MANNING LAKE LANE
HILLIARD, FL 32046

2025

22-2N-23-0000-0004-0050



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
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	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	03	Quality Level 03	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	1993	1,769	160,637
DKK	45	10	2003	4	363
DKK	95	10	2003	10	908
DKK	152	10	2003	15	1,362
FOP	305	30	1993	92	8,354
UCP	1,800	20	2008	360	32,690
UOP	50	20	1993	10	908
UOP	244	20	1993	49	4,449

TOTALS	4,460			2,309	209,673
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	1242	WD DECK A	0	100	0	0	776.00	SF	10.00
2	0681	POLE SHED	0	0	19	75	1,425.00	SF	15.00
3	0351	CARPORT MT	1	100	39	16	624.00	SF	10.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,309	110.7400	110.74	255,699	1988	1988		0	0	18.00
1 SINGLE FAM - 100% - 2004											
Heated Area: 1769 HX Base Yr 2004											
DKK 2003 UOP 1993 DKK 2003 61051 1993 BAS 1993 61051 1993 30 UCP 2008 30											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/21/2025 MLU 10/29/2024 KBA											

TOTAL OB/XF											
10,195											

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00
2	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00
3	006100	A	PASTURE 2	0		OR	0.00	0.00	22.58
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	12.00
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	34.58

REVIEW DATE	03/08/2023	BY	WW	Total Acres:	36.58	Total Land Value:	80,296	Market:	293,930	Agricultural:	10,296
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NASSAU COUNTY PROPERTY									
PAGE 1 of 3									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					295,418				
TOTAL MARKET OB/XF VALUE					10,195				
TOTAL LAND VALUE - MARKET					363,930				
TOTAL MARKET VALUE					385,909				
SOH/AGL Deduction					192,452				
ASSESSED VALUE					193,457				
TOTAL EXEMPTION VALUE					55,722				
BASE TAXABLE VALUE					137,735				
TOTAL JUST VALUE					669,543				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					627,290				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016999	GARAGE	27,198	11/06/2022
P037409	MH MOVE-ON	0	12/01/2003
2869	NEW CONSTR	2,500	07/07/1988
2425	H/AC	3,475	01/07/1988
4588	NEW CONSTR	55,225	01/07/1988
4981	NEW CONSTR	1,800	01/07/1988

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2623/1640	2/06/2023	TD	U	I	11	100			
GRANTOR:MANNING JAMES B JR &									
GRANTEE:MANNING WILLIAM ALT									
2623/1639	2/06/2023	PR	U	I	11	100			
GRANTOR:MANNING JAMES B JR PR									
GRANTEE:MANNING WILLIAM ALT									

BUILDING NOTES									
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BUILDING DIMENSIONS									
DKK=[YR=2003] W19 UOP=[YR=1993] W10 DKK=[YR=2003] W9 S5 UOP=[YR=1993] S61 DKK=[YR=2003] S4 E38 N4 FOP=[YR=1993] N61 W5 S61 E5 \$ W38 \$ E4 BAS=[YR=1993] E29 N61 W29 S61 \$ N61 W4 \$ E9 N5 \$ S5 E10 N5 \$ S5 E19 N5 \$ PTR=E20 UCP=[YR=2008] E60 S30 W60 N30\$ W20\$.									

OTHER ADJUSTMENTS AND NOTES									
YEAR	DENSITY	DECL	FRZ	YR	CONSRV				

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