

MANNING DAVID R & MELISSA A
17193 40TH PATH
LIVE OAK, FL 32060

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		05		AVERAGE 100		0820		02		1,959		127.6000		102.08		199,975		1989		2000		0		0		56.00		44.00		4	
Exterior Wall		03		GABLE/HIP 100		1 M/H 93-		- 0%		- 0		Heated Area: 1782		HX Base Yr																			
Roof Cover		03		COMP SHNGL 100																													
Interior Wall		05		DRYWALL 100																													
Interior Floor		08		SHT VINYL 50																													
Interior Floor		14		CARPET 50																													
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		04		DIST 01 100																													
Quality		04		Quality Level 04																													
DOR CODE		0200		MOBILE HOME																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC		5011.00																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,782		100		1993		1,782		80,039																							
FOP		180		30		1993		54		2,425																							
USP		220		50		1993		110		4,941																							
UST		24		55		1993		13		584																							
TOTALS		2,206						1,959		87,989																							
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			
2		0500		FP-PRE FAB		0 0		0 0		1.00		UT		3,500.00		3,500																	