LOT 1
IN OR 1569/1051
MANUCY POINTE PB 7/215

O'MALLEY JULIE S & JAMES E
95042 MANUCY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-037P-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

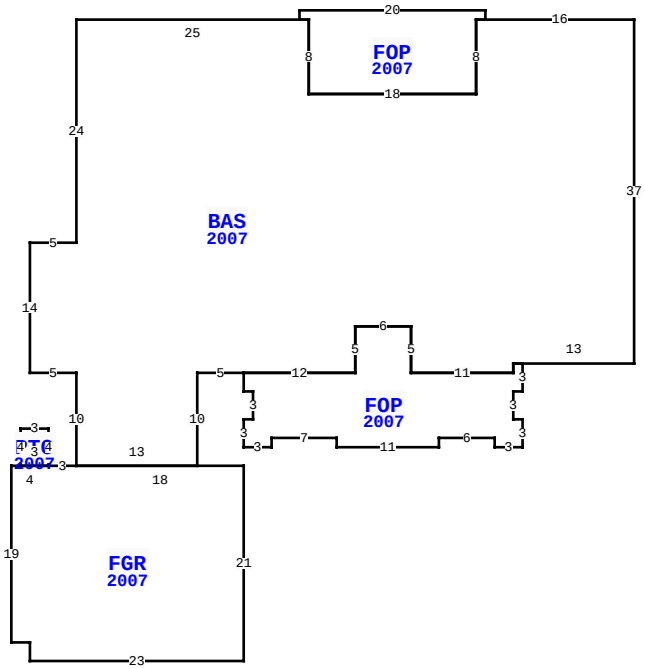
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,293	100	2007	2,293	363,632
FGR	521	55	2007	287	45,514
FOP	164	30	2007	49	7,771
FOP	252	30	2007	76	12,052
PTO	12	5	2007	1	158
TOTALS	3,242			2,706	429,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,706	124.7520	173.41	469,247	2007	2007	0	0	0	8.55	91.45

1 SNGL FAM 100% - 2009 Heated Area: 2293 HX Base Yr 2009



95042 MANUCY POINTE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		429,126
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		732,241
SOH/AGL Deduction		417,769
ASSESSED VALUE		314,472
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		263,061
TOTAL JUST VALUE		732,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		717,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18571	ELEC OTHER	2,000	01/01/2007
M12237	MECH OTHER	0	11/01/2006
P11629	OTHER	0	10/01/2006
C18527	CO ISSUED	0	09/01/2006
B18527	NEW CONSTR	305,600	09/01/2006
R09720	REPAIR/RRF	8,000	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1569/1051	6/03/2008	WD	Q	I		480,000
GRANTOR: JARVIS ROBERT B						
GRANTEE: O'MALLEY JULIE S &						
1458/1206	11/13/2006	WD	Q	V		211,800
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: JARVIS ROBERT B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W16 FOP=[YR=2007] N1 W20 S1 E1 S8 E18 N8 E1$ W1 S8 W18 N8 W25 S24 W5 S14 E5 S10 FGR=[YR=2007] W3 PTO=[YR=2007] N4 W3 S4 E3$ W4 S19 E2 S2 E23 N21 W18$ E13 N10 E5 FOP=[YR=2007] S2 E1 S3 W1 S3 E3 N1 E7 S1 E11 N1 E6 S1 E3 N3 W1 N3 E1 N3 W1 S1 W11 N5 W6 S5 W12$ E12 N5 E6 S5 E11 N1 E13 N37$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS