LOT 2
IN OR 1800/1128
MANUCY POINTE PB 7/215

**CLARK FRANCIS & ROSEMARY**
95024 MANUCY POINTE DRIVE
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-037P-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

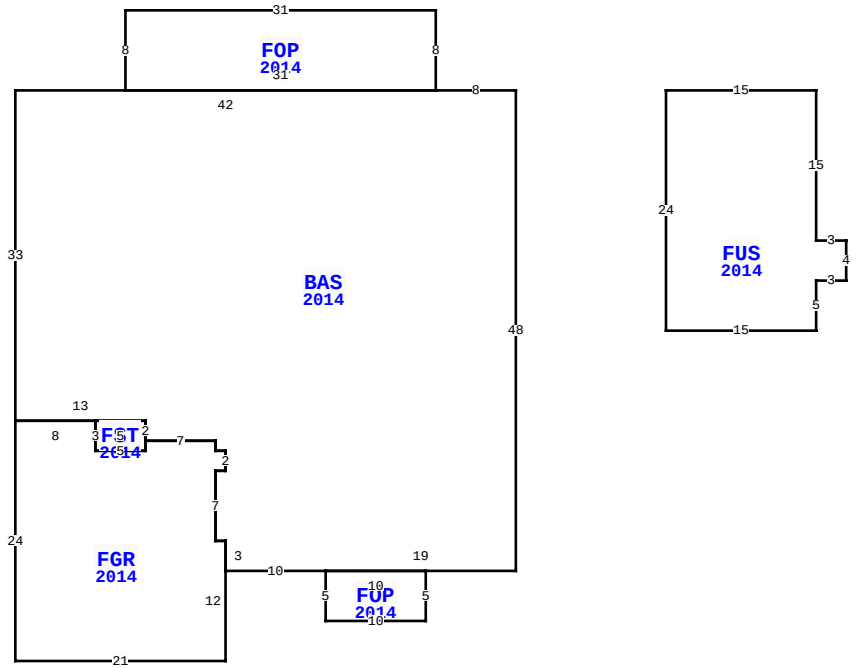
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,109 | 100 | 2014 | 2,109 | 369,255 |
| FGR | 465 | 55 | 2014 | 256 | 44,822 |
| FOP | 50 | 30 | 2014 | 15 | 2,627 |
| FOP | 248 | 30 | 2014 | 74 | 12,956 |
| FST | 15 | 55 | 2014 | 8 | 1,400 |
| FUS | 372 | 100 | 2014 | 372 | 65,132 |
| TOTALS | 3,259 | | | 2,834 | 496,191 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,834 | 132.5904 | 184.30 | 522,306 | 2014 | 2014 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SNGL FAM 100% - 2015 Heated Area: 2481 HX Base Yr 2015




95024 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 | | 496,191 |
| TOTAL MARKET OB/XF VALUE | | 54,463 |
| TOTAL LAND VALUE - MARKET | | 300,000 |
| TOTAL MARKET VALUE | | 850,654 |
| SOH/AGL Deduction | | 408,023 |
| ASSESSED VALUE | | 442,631 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 391,220 |
| TOTAL JUST VALUE | | 850,654 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 813,068 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429233 | SWIM POOL | 24,765 | 08/01/2014 |
| B1328016 | CO ISSUED | 0 | 05/16/2014 |
| B1328016 | NEW CONSTR | 298,739 | 11/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1800/1128 | 6/29/2012 | WD | Q | V | 02 | 72,000 |
| GRANTOR: CARLSON JOSEPH M TRUS | | | | | | |
| GRANTEE: CLARK FRANCIS & ROS | | | | | | |
| 1737/0945 | 4/04/2011 | WD | U | V | 11 | 100 |
| GRANTOR: CARLSON JOSEPH M | | | | | | |
| GRANTEE: CARLSON JOSEPH M TR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2014] W8 FOP=[YR=2014] N8 W31 S8 E31$ W42 S33
FGR=[YR=2014] S24 E21 N12 W1 N7 E1 N2 W1 N1 W7 FST=[YR=2014]
N2 W5 S3 E5 N1$ S1 W5 N3 W8$ E13 S2 E7 S1 E1 S2 W1 S7 E1 S3
E10 FOP=[YR=2014] S5 E10 N5 W10$ E19 N48$ PTR=E15
FUS=[YR=2014] E15 S15 E3 S4 W3 S5 W15 N24$ W15$.

## 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 | 2014 | 2014 | 3 | 95 | 3,325 | |
| 4 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2014 | 2014 | 04 | 90 | 45,000 | |
| 5 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 620.00 | SF | 18.00 | 18.00 | 100 | 2014 | 2014 | 3 | 55 | 6,138 | |

## LAND DESCRIPTION

TOTAL OB/XF 54,463

| 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