

HACKETT KENNETH & JOAN LIVING TRUST/HACKETT KENNETH
95008 MANUCY POINTE DR
FERNANDINA BEACH, FL 32034

00-00-30-037P-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
Exterior Wall		10	ABOVE AVG 100		TYPE		0900	MDL	01	EFF. AREA	3,084	TOT ADJ PTS	119.5540	EFF. BASE RATE	166.18	REPL. COST NEW	512,499	AYB	2008	EYB	2008	ECON	0	FNCT	0	NORM	8.00	% COND	92.00		
Roof Structur		03	GABLE/HIP 100		1		SNGL FAM		100% - 2018		Heated Area: 2563										HX Base Yr 2018										
Roof Cover		03	COMP SHNGL 100		BAS		2008		40		14		11		7		4		7		4		12		2		9		1		
Interior Wall		05	DRYWALL 100		FSP		2008		29		9		7		4		12		7		4		20		FOP		2018		38		
Interior Floo		12	HARDWOOD 80		PTO		2008		12		15		12		2		5		10		2		9		10		2		9		
Interior Floo		14	CARPET 20		STP		2008		2		9		10		2		9		5		17		17								
Air Condition		03	CENTRAL 100		FGR		2008		29		33																				
Heating Type		04	AIR DUCTED 100		BAS		2008		40		14		11		7		4		7		4		12		20		FOP		2018		
Bedrooms			3 100		BAS		2008		40		14		11		7		4		7		4		12		20		FOP		2018		
Bathrooms			3 100		BAS		2008		40		14		11		7		4		7		4		12		20		FOP		2018		
Frame		02	WOOD FRAME 100		BAS		2008		40		14		11		7		4		7		4		12		20		FOP		2018		
Stories		0	0 100		BAS		2008		40		14		11		7		4		7		4		12		20		FOP		2018		
Units		0	0 100		BAS		2008		40		14		11		7		4		7		4		12		20		FOP		2018		
Occupancy		00	NONE 100		BAS		2008		40		14		11		7		4		7		4		12		20		FOP		2018		
					BAS		2008		40		14		11		7		4		7		4		12		20		FOP		2018		
Quality		06	Quality Level 06		BAS		2008		40		14		11		7		4		7		4		12		20		FOP		2018		
DOR CODE		0100	SINGLE FAMILY		BAS		2008		40		14		11		7		4		7		4		12		20		FOP		2018		
MAP NUM			MKT AREA		03				BAS		2008		40		14		11		7		4		12		20		FOP		2018		
NEIGHBORHOOD/LOC		3041.00				BAS		2008		40		14		11		7		4		7		4		12		20		FOP		2018	
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE			BAS		2008		40		14		11		7		4		12		20		FOP		2018		
BAS		2,563	100	2008	2,563	391,845			BAS		2008		40		14		11		7		4		12		20		FOP		2018		
FGR		695	55	2008	382	58,403			BAS		2008		40		14		11		7		4		12		20		FOP		2018		
FOP		140	30	2008	42	6,422			BAS		2008		40		14		11		7		4		12		20		FOP		2018		
FSP		208	40	2008	83	12,690			BAS		2008		40		14		11		7		4		12		20		FOP		2018		
PTO		265	5	2008	13	1,987			BAS		2008		40		14		11		7		4		12		20		FOP		2018		
STP		8	10	2008	1	153			BAS		2008		40		14		11		7		4		12		20		FOP		2018		
TOTALS		3,879			3,084	471,499			BAS		2008		40		14		11		7		4		12		20		FOP		2018		
EXTRA FEATURES										95008 MANUCY POINTE DR, FERNANDINA BEACH										BLD DATE											
OB/XF CODE										DESCRIPTION										LGL DATE											
L										W										LAND DATE											
3										0504										FP-ELECTRI											
0										100										0											
1.00										UT										2,000.00											
2,000.00										2,000.00										100											
2008										2008										3											
90										1,800										NOTES											
LAND DESCRIPTION										TOTAL OB/XF										1,800											
L										USE CODE										CLS											
LAND USE DESCRIPTION										CAP										R D											
LOC ZONE										FRONT										DEPTH											
TOT LND UTS										UNIT TYPE										D T											
DPHT FACT										% COND										TOT ADJ											
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE											
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY											
DECL										FRZ										YR											
CONSRV										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																					