

LOT 4
MANUCY POINTE PB 7/215

VOLLMERS MITCHELL T LVG TRST/VOLLMERS MITCHELL TOD
95004 MANUCY POINTE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-037P-0004-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

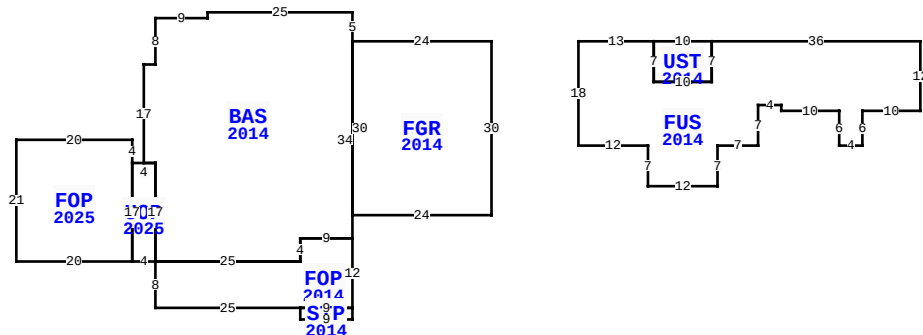
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,451	100	2014	1,451	232,117
FGR	720	55	2014	396	63,348
FOP	308	30	2014	92	14,717
FOP	420	30	2025	126	20,156
FUS	928	100	2014	928	148,453
STP	18	10	2014	2	320
UOP	68	20	2025	14	2,239
UST	70	45	2014	32	5,119
TOTALS	3,983			3,041	486,470

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
5	1242	WD DECK A	0 100	0	0	35.00	SF	10.00	10.00
6	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	10.00
7	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
8	0912	SCRN RM G	0 100	0	0	1,152.00	SF	21.00	21.00
10	0502	FP-CUSTOM	0 100	0	0	1.00	UT	10,000.00	10,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,041	121.1410	168.39	512,074	2014	2014	0	0	5.00	95.00
1 SNGL FAM			100% - 2015	Heated Area: 2379				HX Base Yr 2015			



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 8	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		486,470	
TOTAL LAND VALUE - MARKET		83,747	
TOTAL MARKET VALUE		300,000	
SOH/AGL Deduction		373,476	
ASSESSED VALUE		496,741	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		445,330	
TOTAL JUST VALUE		870,217	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		860,635	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003334	37X42 SCR	42,000	03/22/2024
B240001350	POOL PTO/ROOF	13,353	02/05/2024
SP240001346	POOL	50,000	02/02/2024
B1428914	CO ISSUED	0	12/15/2014
B1428914	NEW CONSTR	309,401	06/01/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2466/1400	5/27/2021	WD	U	I	11
GRANTOR: VOLLMERS MITCHELL T &					
GRANTEE: VOLLMERS MITCHELL T					
1905/1485	3/05/2014	WD	Q	V	01
GRANTOR: CLARK FRANCIS T & ROS					
GRANTEE: VOLLMERS MITCHELL T					

BUILDING NOTES					
GRANTOR: VOLLMERS MITCHELL T &					
GRANTEE: VOLLMERS MITCHELL T					

BUILDING DIMENSIONS									
BAS=[YR=2014;ORIG=-24,0] N5 W25 S1 W9 S8 W2 S17 E2 S17 E25 N4 E9 N34 \$									
FUS=[YR=2014;ORIG=15,0] E13 S7 E10 N7 E36 S12 W10 S6 W4 N6 W10 N1 W4 S7 W7 S7 W12 N7 W12 N18 \$									
FGR=[YR=2014;ORIG=0,0] W24 S30 E24 N30 \$									
FOP=[YR=2014;ORIG=-58,38] S8 E25 E9 N12 W9 S4 W25 \$									
UST=[YR=2014;ORIG=28,0] E10 S7 W10 N7 \$									
STP=[YR=2014;ORIG=-33,46] S2 E9 N2 W9 \$									
PTR=[ORIG=0,0] E15 W15 \$									
UOP=[YR=2025;ORIG=-58,38] N17 W4 S17 E4 \$									
FOP=[YR=2025;ORIG=-62,38] N17 N4 W20 S21 E20 \$									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00