PT OF LOT 4
IN OR 2697/442
SUB OF SO PT SEC 12 DB 39/292

TOMASSETTI JONATHAN R & CARINA L/E/
1224 MANUCY RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0004-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

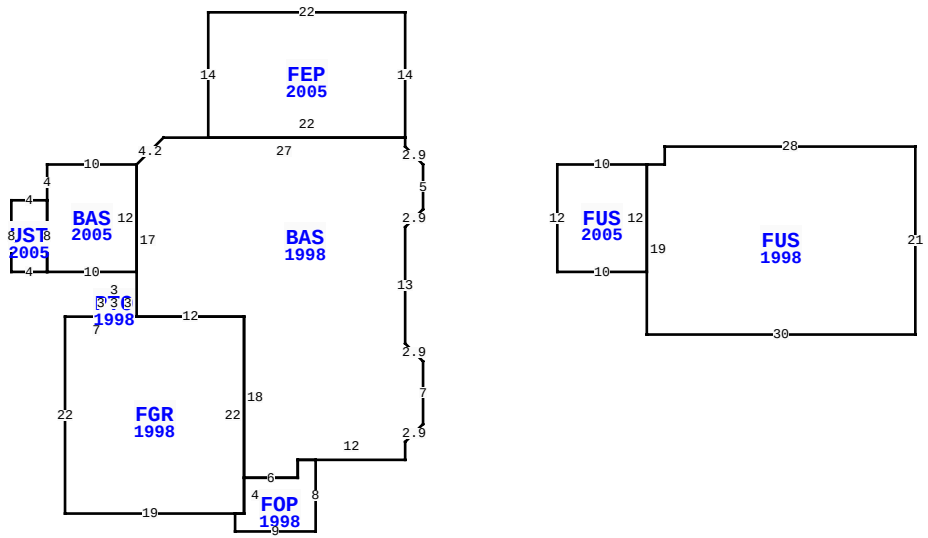
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	928	100	1998	928	98,543
BAS	120	100	2005	120	12,743
FEP	308	80	2005	246	26,123
FGR	440	55	1998	242	25,698
FOP	54	30	1998	16	1,699
FUS	626	100	1998	626	66,474
FUS	120	100	2005	120	12,743
PTO	9	5	1998	0	0
UST	32	45	2005	14	1,486
TOTALS	2,637			2,312	245,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,312	116.6200	122.45	283,104	1998	1998	0	0	0	13.28	86.72

1 SINGLE FAM 100% - 1999 Heated Area: 1794 HX Base Yr 1999



1224 MANUCY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		245,508
TOTAL MARKET OB/XF VALUE		315
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		545,823
SOH/AGL Deduction		322,619
ASSESSED VALUE		223,204
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		171,793
TOTAL JUST VALUE		545,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09539	MECH OTHER	300	04/01/2005
R07358	REPAIR/RRF	800	03/01/2005
E14439	ELEC OTHER	500	02/01/2005
B9704314	NEW CONSTR	77,915	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2697/442	2/27/2024	WD	U	I	11	100
GRANTOR: TOMASSETTI JONATHAN R						
GRANTEE: TOMASSETTI JACK R						
1236/0293	6/07/2004	WD	U	I	07	100
GRANTOR: TOMASSETTI JONATHAN R						
GRANTEE: TOMASSETTI JONATHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] L2 U2 N1 FEP=[YR=2005] N14 W22 S14 E22 $ W27 D3 L3 BAS=[YR=2005] W10 S4 UST=[YR=2005] W4 S8 E4 N8 $ S8 E10 N12$ S17 FGR=[YR=1998] W1 PTO=[YR=1998] N3 W3 S3 E3 $ W7 S22 E19 FOP=[YR=1998] S2 E9 N8 W2 S2 W6 S4 W1 $ E1 N22 W12 $ E12 S18 E6 N2 E12 N2 R2 U2 N7 L2 U2 N13 R2 U2 N5 $ PTR= E15 FUS=[YR=2005] E10 FUS=[YR=1998] E2 N2 E28 S21 W30 N19 $ S12 W10 N12 $ 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
5	0754	FOP	0	100	0	0	100.00	SF	15.00	15.00	100	2005	2005	3	21	315	

LAND DESCRIPTION

TOTAL OB/XF 315

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-	1108.00	204.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS