PT OF LOT 4
IN OR 808/27
SUB OF SO PT SEC 12 DB 39/292

CRUMBLEY WILLIAM J & KIMBALL J
1216 MANUCY ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0004-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

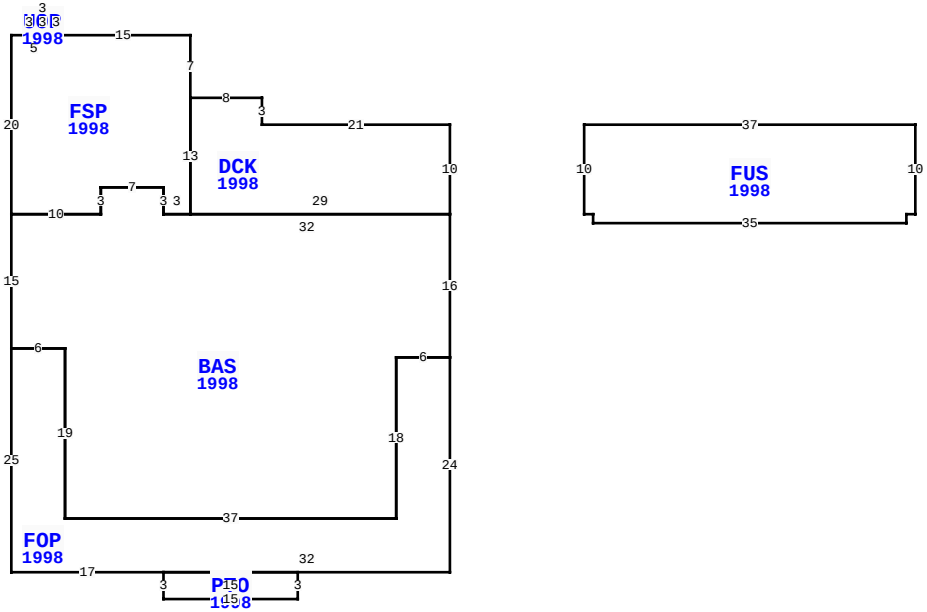
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,465	100	1998	1,465	156,986
DCK	314	10	1998	31	3,322
FOP	516	30	1998	155	16,609
FSP	379	40	1998	152	16,288
FUS	405	100	1998	405	43,399
PTO	45	5	1998	2	214
UOP	9	20	1998	2	214
TOTALS	3,133			2,212	237,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	117.3060	123.17	272,452	1998	1998	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 1999 Heated Area: 1870 HX Base Yr 1999



1216 MANUCY RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		261,940
TOTAL MARKET OB/XF VALUE		23,248
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		585,188
SOH/AGL Deduction		266,768
ASSESSED VALUE		318,420
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		267,009
TOTAL JUST VALUE		585,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012822	GARAGE	14,505	08/19/2022
B9906651	GARAGE	18,000	12/01/1999
B9906715	XFOB	12,000	12/01/1999
B9805113	NEW CONSTR	155,000	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0808/0027	9/30/1997	TD	Q	V		40,000

GRANTOR: HART ROBERT H & BILLI

GRANTEE: CRUMBLEY WILLIAM J

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1998] W21 N3 W8 FSP=[YR=1998] N7 W15 UOP=[YR=1998] N3 W3 S3 E3$ W5 S20 BAS=[YR=1998] S15 FOP=[YR=1998] S25 E17 PTO=[YR=1998] S3 E15 N3 W15$ E32 N24 W6 S18 W37 N19 W6$ E6 S19 E37N18 E6 N16 W32 N3 W7 S3 W10 $ E10 N3 E7 S3 E3 N13$ S13 E29 N10$ PTR=E15 FUS=[YR=1998] E37 S10 W1 S1 W35 N1 W1 N10$ W15$.

EXTRA FEATURES

L N	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	79	1,580	
5	0819	CONC 12"	0	100	24	20	480.00	SF	9.50	9.50	100	2000	2000	3	75	3,420	
7	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2002	2002	3	28	1,400	
8	0940	SHEDS/PORT	0	100	0	0	480.00	SF	39.00	39.00	100	2022	2022	3	90	16,848	

LAND DESCRIPTION

TOTAL OB/XF 23,248

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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

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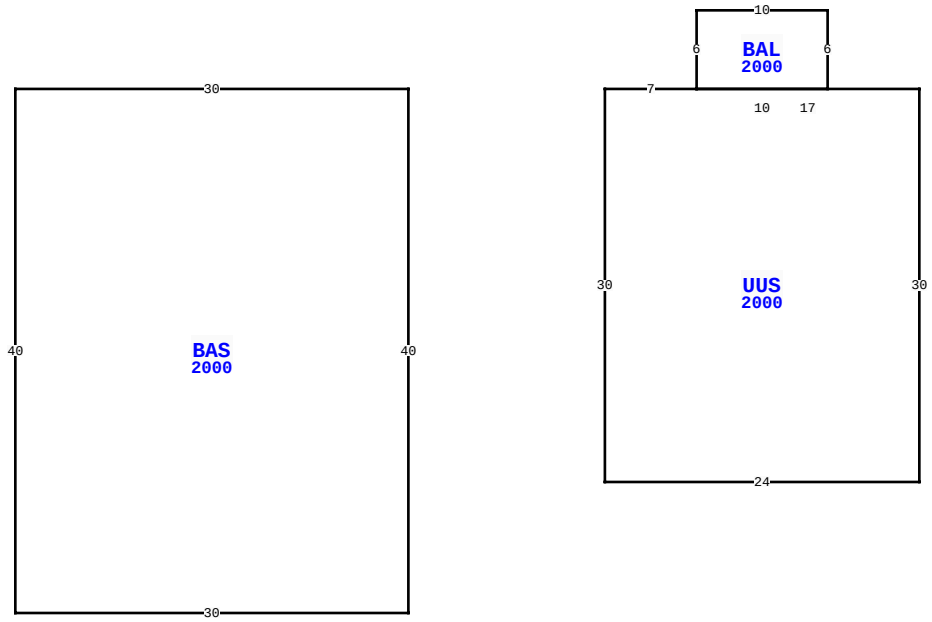
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAL	60	15	2000	9	143
BAS	1,200	100	2000	1,200	19,049
UUS	720	50	2000	360	5,715
TOTALS	1,980			1,569	24,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,569	71.4000	27.85	43,697	2000	2000	0	0	0	43.00	57.00

2 GARAGE RES 100% - 1999 Heated Area: 1200 HX Base Yr 1999



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PREVIOUS YEAR MKT VALUE		587,386

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

1216 MANUCY RD, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W30 S40 E30 N40 $ PTR=E15 UUS=[YR=2000] E7
BAL=[YR=2000] N6 E10 S6 W10$ E17 S30 W24 N30$ W15$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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