

PT OF LOT 5 EX S-15
IN OR 2355/249
SUB OF S0 PT SEC 12 DB 39/292

TRAMMELL MATTHEW P & LAURA H
1217 MANUCY ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0005-0110



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 70
Interior Floo	11	CLAY TILE 30
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. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

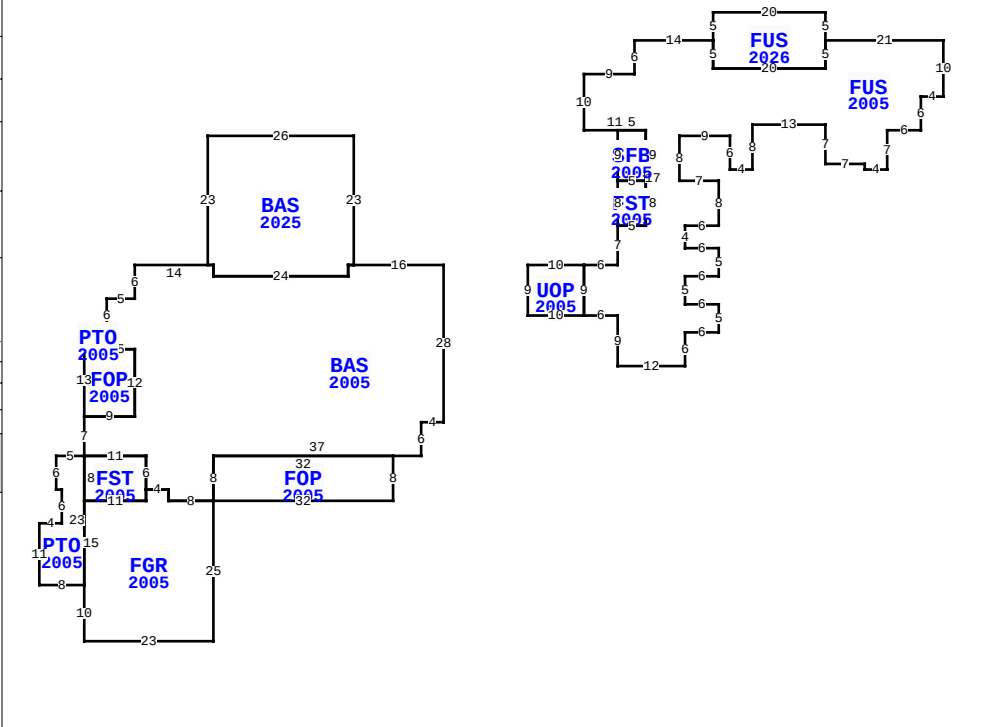
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	2005	1,994	211,423
BAS	646	100	2025	646	68,495
FGR	583	55	2005	321	34,035
FOP	112	30	2005	34	3,605
FOP	256	30	2005	77	8,164
FST	40	55	2005	22	2,333
FST	88	55	2005	48	5,090
FUS	1,512	100	2005	1,512	160,317
FUS	200	100	2026	200	21,206
PTO	6	5	2005	0	0
TOTALS	5,714			4,915	521,136

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

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-	1110.00	210.00	1.00

REVIEW DATE 07/29/2025 BY HS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	4,915	84.2886	117.16	575,841	2005	2005	0	0	9.50	90.50	
1 SNGL FAM			100% - 2021		Heated Area: 4388			HX Base Yr 2021				



** This building has 13 Sub-Areas
1217 MANUCY RD, FERNANDINA BEACH

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

TOTAL OB/XF												
50,545												

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		521,136	
TOTAL MARKET OB/XF VALUE		50,545	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		871,681	
SOH/AGL Deduction		157,592	
ASSESSED VALUE		714,089	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		662,678	
TOTAL JUST VALUE		871,681	
NCON VALUE		69,889	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		794,486	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013864	ADD	150,633	12/16/2024
B1903790	SWIM POOL	50,000	04/16/2019
B0412518	NEW CONSTR	217,084	03/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2355/0249	4/15/2020	WD	Q	I	01
GRANTOR: STORM WILLIAM D & MOR					
GRANTEE: TRAMMELL MATTHEW P					
2260/1280	3/08/2019	WD	Q	I	01
GRANTOR: HOBBS REBECCA J & RIC					
GRANTEE: STORM WILLIAM D & M					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005;ORIG=0,0] W16 W1 S2 W24 N2 W14 S6 W5 S6 S3 E5 S12 W9 S7 E11 S6 E4 S2 E8 N8 E37 N6 E4 N28 \$									
FUS=[YR=2005;ORIG=25,0] E6 N7 E5 N17 W11 N10 E9 N6 E14 S5 E20 N5 E21 S10 W4 S6 W6 S7 W4 N1 W7 N7 W13 S8 W4 N6 W9 S8 E7 S8 W6 S4 E6 S5 W6 S5 E6 S5 W6 S6 W12 N9 W6 N9 \$									
FGR=[YR=2005;ORIG=-64,57] S10 E23 N25 W8 N2 W4 S2 W11 S15 \$									
BAS=[YR=2025;ORIG=-16,0] N23 W26 S23 E1 S2 E24 N2 E1 \$									
FOP=[YR=2005;ORIG=-41,42] E32 N8 W32 S8 \$									
PTO=[YR=2005;ORIG=-64,34] W5 S6 E1 S6 W4 S11 E8 N23 \$									
FOP=[YR=2005;ORIG=-63,14] W1 S13 E9 N12 W5 N1 W3 \$									
UOP=[YR=2005;ORIG=15,0] E10 S9 W10 N9 \$									
FST=[YR=2005;ORIG=-53,40] N6 W11 S8 E11 N2 \$									

OTHER ADJUSTMENTS AND NOTES												

Common: 300,000 PRINTED 07/09/2026 BY SYS