

PT OF LOT 5
IN OR 1678/164
SUB OF S0 PT SEC 12 DB 39/292

KELLY JILL M
1357 MANUCY RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0005-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
---------	--	----------	----

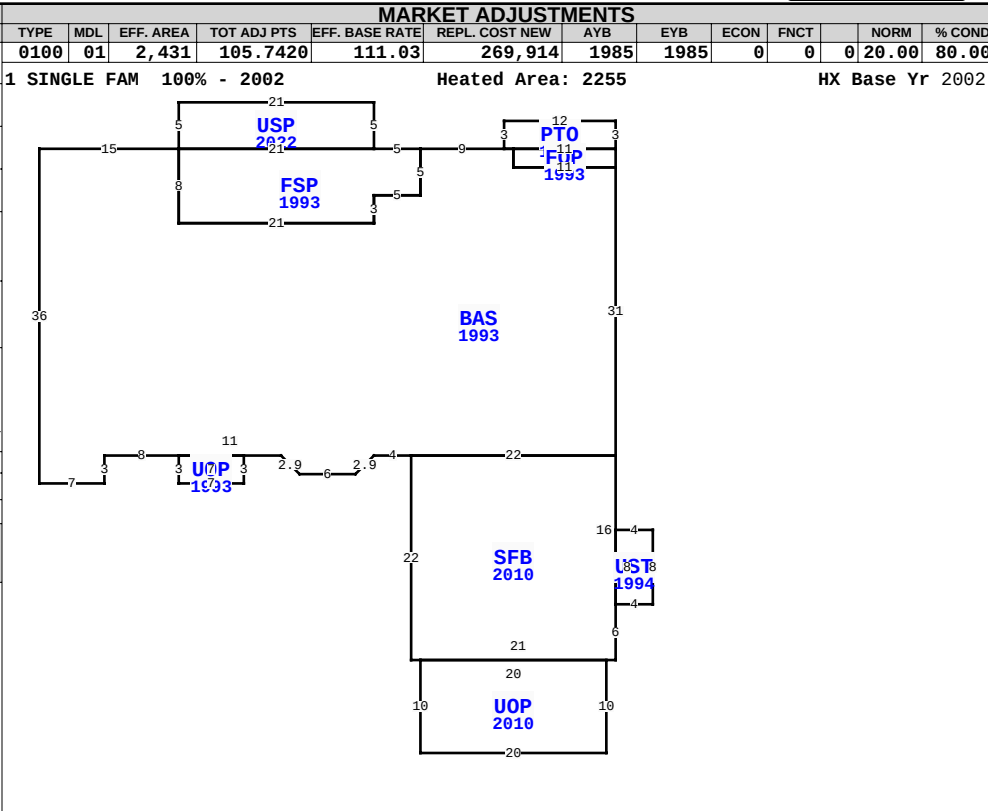
NEIGHBORHOOD/LOC	3027.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	1993	1,868	165,923
FOP	22	30	1993	7	622
FSP	193	40	1993	77	6,839
PTO	36	5	1993	2	178
SFB	484	80	2010	387	34,375
UOP	21	20	1993	4	355
UOP	200	20	2010	40	3,553
USP	105	30	2022	32	2,842
UST	32	45	1994	14	1,243

TOTALS	2,961			2,431	215,931
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0	100	20	10			30.00
2	0500	FP-PRE FAB	0	100	0	0			3,500.00
5	0820	WOOD WALK	0	100	6	4			11.75

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	1109.00	210.00	1.00



1357 MANUCY RD, FERNANDINA BEACH	BLD DATE	LGL DATE	03/26/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0940	SHEDS/PORT	0	100	20	10			30.00	100	1985	1985	3	20	1,200	
2	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1985	1985	3	54	1,890	
5	0820	WOOD WALK	0	100	6	4			11.75	100	1985	1985	3	40	113	

TOTAL OB/XF										3,203						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		RSF	1109.00	210.00	1.00	UT		1.00	1.00	1.00	300,000.00	300,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 2		8
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 8										Tax Dist:		
BUILDING MARKET VALUE										222,978		
TOTAL MARKET OB/XF VALUE										3,203		
TOTAL LAND VALUE - MARKET										300,000		
TOTAL MARKET VALUE										526,181		
SOH/AGL Deduction										280,501		
ASSESSED VALUE										245,680		
TOTAL EXEMPTION VALUE										HX HB WX 56,411		
BASE TAXABLE VALUE										189,269		
TOTAL JUST VALUE										526,181		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										518,251		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2109011	ADDITION	0	01/01/2022
0294	ADDITION	42,518	06/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1678/0164	4/16/2010	QC	U	I	11	100	
GRANTOR: KELLY CHARLES A & JIL							
GRANTEE: KELLY JILL M							
1672/0271	4/16/2010	QC	U	I	11	100	
GRANTOR: KELLY CHARLES A & JIL							
GRANTEE: KELLY JILL M							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
PTO=[YR=1993] W12 S3 BAS=[YR=1993] W9 FSP=[YR=1993] W5 USP=[YR=2022] N5 W21 S5 E21\$ W21 S8 E21 N3 E5 N5 \$ S5 W5 S3 W21 N8 W15 S36 E7 N3 E8 UOP=[YR=1993] S3 E7 N3 W7 \$ E11 D2 R2 E6 U2 R2 E4 SFB=[YR=2010] S22E1 UOP=[YR=2010] S10 E20 N10 W20\$ E21 N6UST=[YR=1994] E4 N8 W4 S8 \$ N16 W22 \$ E22 N31 W11 N2 W1 \$ E1 FOP=[YR=1993] S2 E11 N2 W11 \$ E11N3\$.									

KELLY JILL M
1357 MANUCY RD
FERNANDINA BEACH, FL 32034

00-00-30-0760-0005-0160

[illegible]