BLOCK 46 N70 FT OF LOT 6
IN OR 1000/252
CITY OF FDNA BEACH

MANZIE MICHAEL A & CATHERINE A L/E/
2810 MAGNOLIA WOODS COURT
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0046-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	UN	UNKNOWN 100

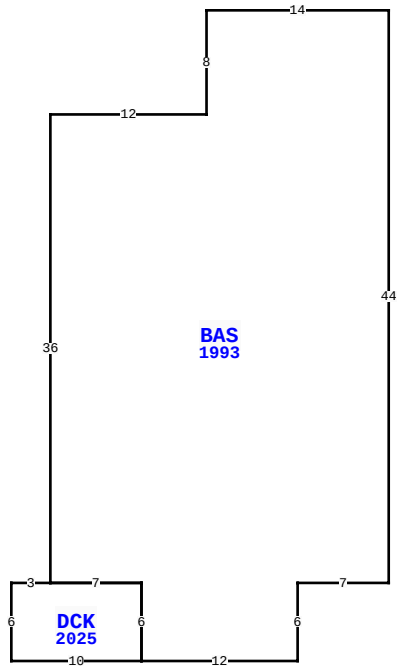
Quality	03	Quality Level 03	
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	114,914
DCK	60	10	2025	6	616
TOTALS	1,180			1,126	115,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	01	1,126	126.1400	188.26	211,981	1926	1990	0	0	0	45.50	54.50

1 OFFICE 0% - 0 Heated Area: 1120 HX Base Yr



117 S 9TH ST, FERNANDINA BEACH

BLD DATE	06/17/2021	KK	LGL DATE	
XF DATE	06/17/2021	KK	LAND DATE	04/15/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	354,504
TOTAL MARKET OB/XF VALUE	14,691
TOTAL LAND VALUE - MARKET	315,000
TOTAL MARKET VALUE	684,195
SOH/AGL Deduction	157,196
ASSESSED VALUE	526,999
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	526,999
TOTAL JUST VALUE	684,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	673,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210262	XFOB- VOIDED	0	11/29/2021
20070944	OTHER	50	05/30/2007
20061329	H/AC	9,000	06/12/2006
20060791	OTHER	2,500	04/17/2006
20060639	ELEC OTHER	19,000	03/30/2006
20060508	NEW CONSTR	325,000	03/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/364	3/25/2024	LE	U	I	11	100
GRANTOR: MANZIE MICHAEL A & CA						
GRANTEE: MANZIE-TAPPE MEGAN						
1000/0252	7/30/2001	WD	Q	I		135,000
GRANTOR: BROWN WILLIAM CURTIS						
GRANTEE: MANZIE MICHAEL A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W14 S8 W12 S36 E7 S6 E12 N6 E7 N44 $
DCK=[YR=2025;ORIG=-19,44] W7 W3 S6 E10 N6 $
.

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
1	0350	CARPORT WD	0	0	22	22	484.00	SF	8.58	8.58	100	1987	1987	3	20	831	
2	0855	CONC PAVER	0	0	0	0	1,400.00	SF	10.00	10.00	100	2025	2022		99	13,860	

LAND DESCRIPTION

TOTAL OB/XF 14,691

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	001700	C	1STORY OFF	0	0003	MU-8	70.00	100.00	7,000.00	SF		1.00	1.00	1.00	45.00	45.00	315,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 07/09/2026 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		9 100
Stories	2.	2. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

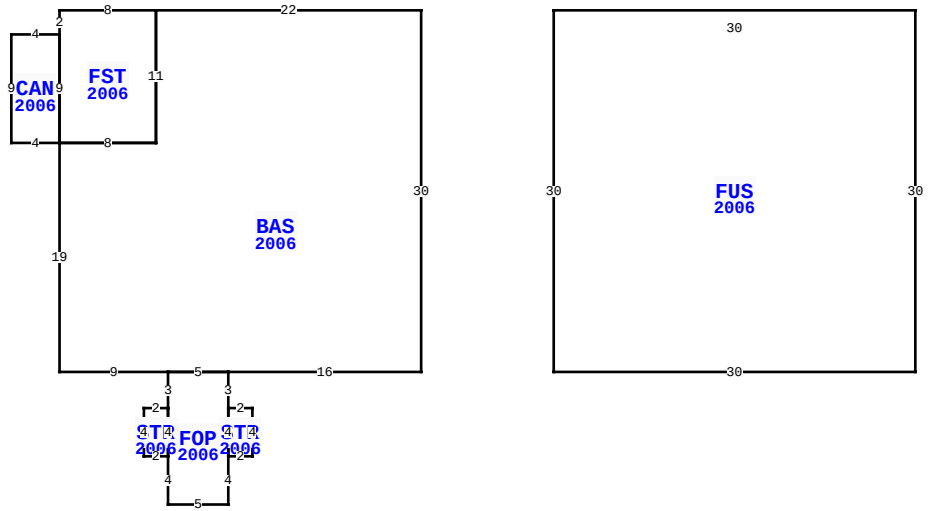
DOR CODE	1700	OFFICE BUILDINGS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	812	100	2006	812	108,710
CAN	36	30	2006	11	1,473
FOP	55	30	2006	16	2,142
FST	88	50	2006	44	5,891
FUS	900	100	2006	900	120,491
STR	8	10	2006	1	134
STR	8	10	2006	1	134
TOTALS	1,907			1,785	238,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,785	106.7850	159.38	284,493	2006	2006	0	0	0	16.00	84.00

2 OFFICE 0% - 0 Heated Area: 1712 HX Base Yr



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BASE TAXABLE VALUE	526,999
TOTAL JUST VALUE	684,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	673,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060257	DEMOLITION	0	02/02/2006
20053152	DEMOLITION	5,000	12/09/2005
20012140	REMODEL	1,000	10/01/2001
20011986	REMODEL	7,000	09/06/2001
4765	REPAIR/RRF	500	03/23/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/364	3/25/2024	LE	U	I	11	100
GRANTOR: MANZIE MICHAEL A & CA						
GRANTEE: MANZIE-TAPPE MEGAN						
1000/0252	7/30/2001	WD	Q	I		135,000
GRANTOR: BROWN WILLIAM CURTIS						
GRANTEE: MANZIE MICHAEL A &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=11,0] S30 E30 N30 W30 $
BAS=[YR=2006;ORIG=0,0] W22 S11 W8 S19 E9 E5 E16 N30 $
FST=[YR=2006;ORIG=-22,0] W8 S2 S9 E8 N11 $
FOP=[YR=2006;ORIG=-21,30] S3 S4 S4 E5 N4 N4 N3 W5 $
CAN=[YR=2006;ORIG=-30,2] W4 S9 E4 N9 $
STR=[YR=2006;ORIG=-21,33] W2 S4 E2 N4 $
STR=[YR=2006;ORIG=-16,37] E2 N4 W2 S4 $
PTR=[ORIG=0,0] E15 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 315,000 Market: 0 Agricultural: 0 Common: 315,000 PRINTED 07/09/2026 BY SYS