PT FRAC SE1/4 OF SEC 21-2N-23E
IN OR 1521/1194

MANNING WILLIAM A & ESTELLE/
3001 MANNING LAKE LANE
HILLIARD, FL 32046

2026

21-2N-23-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

MANNING LAKE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,850
TOTAL MARKET VALUE	3,850
SOH/AGL Deduction	3,541
ASSESSED VALUE	309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309
TOTAL JUST VALUE	3,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1194	8/27/2007	QC	Q	V	06	3,500

GRANTOR: ROWE HERBERT R & FAYE

GRANTEE: MANNING WILLIAM A &

BUILDING NOTES

BUILDING DIMENSIONS

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
1	009630	C	SWAMP	0		OR	0.00	0.00	7.70	AC		1.00	1.00	1.00	500.00	500.00	3,850							

REVIEW DATE 01/01/2023 BY CD Total Acres: 7.70 Total Land Value: 3,850 Market: 0 Agricultural: 0 Common: 3,850 PRINTED 07/09/2026 BY SYS