LOT 64 & N1/2 OF LOT 99
IN OR 2488/946
NORTH YULEE PB 2/26

MANNING MARK V
1342 GERBING RD
FERNANDINA BEACH, FL 32034

**2026**

**50-3N-27-4720-0064-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4051.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

US HWY 17, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 DC |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 151,283 |
| TOTAL MARKET VALUE | 151,283 |
| SOH/AGL Deduction | 47,051 |
| ASSESSED VALUE | 104,232 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 104,232 |
| TOTAL JUST VALUE | 151,283 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 142,384 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2488/0946 | 8/17/2021 | WD | U | V | 16 | 35,000 |
| GRANTOR: MCCRANIE DNAIEL I P A | | | | | | |
| GRANTEE: MANNING MARK V | | | | | | |
| 0846/0536 | 8/26/1998 | WD | Q | V | 06 | 45,000 |
| GRANTOR: HART GORDON E & KAREN | | | | | | |
| GRANTEE: MCCRANIE DANIEL ETA | | | | | | |

## 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 | 001020 | C | COMM HWY | 0 | | CG | 0.00 | 0.00 | 35,596.00 | SF | | 1.00 | 1.00 | 1.00 | 4.25 | 4.25 | 151,283 | | | | | | | |

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.00 Total Land Value: 151,283 Market: 0 Agricultural: 0 Common: 151,283 PRINTED 07/09/2026 BY SYS