

LOT 12 IN OR 1015/1287
THE COLONY PB 4/56

COOK GAIL G
1708 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0190-0012-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	10	ABOVE AVG 100	0100	01	2,388	108.3880	97.82	233,594	1972	1978	0	0	0	18.00	82.00	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1979													Heated Area: 1972													HX Base Yr 1979												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	13	LVT/LAMMT 80																																							
Interior Floo	14	CARPET 20																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	4	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	3029.00																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,792	100	1,792	143,740																																					
BAS	180	100	180	14,439																																					
FOP	271	30	81	6,497																																					
PTO	156	5	8	642																																					
UGR	727	45	327	26,229																																					
TOTALS	3,126		2,388	191,547																																					
EXTRA FEATURES																																									
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																									
2	0940	SHEDS/PORT	0	100	14	12		168.00	SF 30.00	30.00	100	1990	1990	3	20	1,008																									
3	0810	CONCRETE A	0	100	0	0		396.00	SF 6.50	6.50	100	1972	1972	3	24	618																									
4	0812	CONCRETE C	0	100	0	0		1,174.00	SF 4.00	4.00	100	1994	1994	3	70	3,287																									
6	0810	CONCRETE A	0	100	0	0		480.00	SF 6.50	6.50	100	1972	1972	3	24	749																									
7	0810	CONCRETE A	0	100	0	0		24.00	SF 6.50	6.50	100	1994	1994	3	70	109																									
8	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2008	2008	3	93	1,860																									
TOTAL OB/XF 7,631																																									
LAND DESCRIPTION																																									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	0.90	250,000.00	225,000.00	225,000																								
REVIEW DATE 08/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																																									