LOT 13
IN OR 1859/1340
THE COLONY PB 4/56

WRIGHT JOHN J & PATRICIA A
1712 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0190-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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	1,712	100	1,712	140,115
FOP	272	30	82	6,711
FST	28	55	15	1,228
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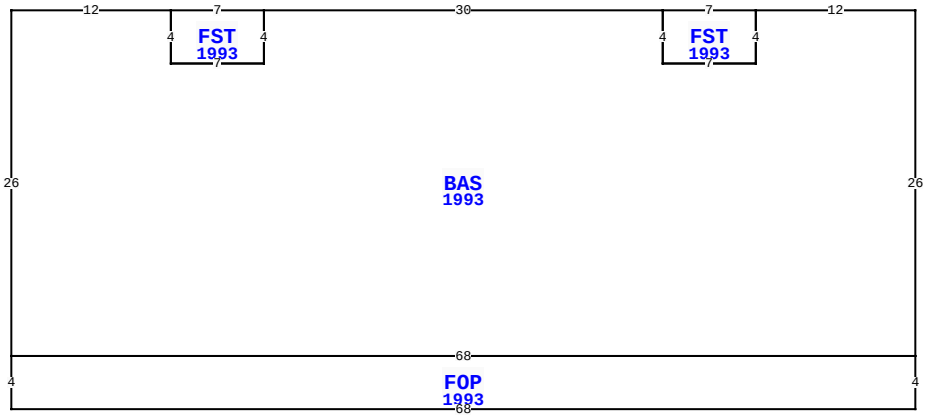
TOTALS	2,040		1,824	149,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,824	107.0000	96.57	176,144	1972	1990	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 2014 Heated Area: 1712 HX Base Yr 2014



1712 PHILIPS MANOR RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		149,282
TOTAL MARKET OB/XF VALUE		3,259
TOTAL LAND VALUE - MARKET		187,500
TOTAL MARKET VALUE		340,041
SOH/AGL Deduction		170,985
ASSESSED VALUE		169,056
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,056
TOTAL JUST VALUE		340,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1707366	WINDOWS	5,460	08/15/2017
B970633	REPAIR/RRF	2,500	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1859/1340	5/30/2013	WD	Q	I	02	220,000
GRANTOR: MAHON DEBORAH KAY						
GRANTEE: WRIGHT JOHN J & PAT						
1081/0313	9/17/2002	QC	U	I	01	100
GRANTOR: ROBERTS RICHARD ALBER						
GRANTEE: ROBERTS DEBORAH KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FST=[YR=1993] W7 S4 E7 N4$ S4 W7 N4 W30 FST=[YR=1993] W7 S4 E7 N4$ S4 W7 N4 W12 S26 FOP=[YR=1993] S4 E68 N4 W68$ E68 N26 $.

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	0811	CONCRETE B	0	100	0	0	586.00	SF	5.20	5.20	100	1972	1972	3	24	731	
2	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2004	2004	3	24	1,728	
3	0680	POLE SHED	0	100	10	20	200.00	SF	10.00	10.00	100	2004	2004	3	40	800	

LAND DESCRIPTION

TOTAL OB/XF 3,259

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	000100	C	SFR	100	0006	RS-2	0.00	0.00	1.00	LT		1.00	1.00	0.75	250,000.00	187,500.00	187,500							

REVIEW DATE 04/09/2020 BY DJA Total Acres: 0.00 Total Land Value: 187,500 Market: 0 Agricultural: 0 Common: 187,500 PRINTED 08/02/2023 BY SYS