LOT 3
GLYN WOODS COURT PB 4/89

BAXTER ERIC MICHAEL/BAXTER JULIANA IMAR REZENDE
1438 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0263-0003-0000

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

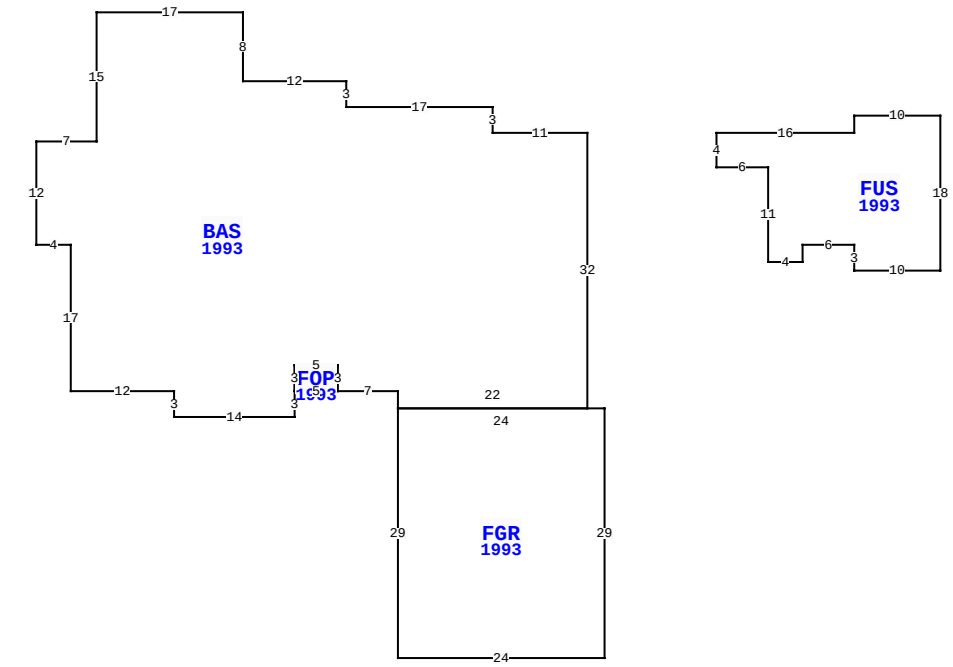
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,277	100	2,277	246,895
FGR	696	55	383	41,529
FOP	15	30	4	434
FUS	342	100	342	37,083
TOTALS	3,330		3,006	325,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,006	102.3040	121.49	365,199	1990	2000	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2022 Heated Area: 2619 HX Base Yr 2022



1438 PHILIPS MANOR RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		325,940
TOTAL MARKET OB/XF VALUE		19,143
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		595,083
SOH/AGL Deduction		71,041
ASSESSED VALUE		524,042
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		474,042
TOTAL JUST VALUE		595,083
NCON VALUE		1,665
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413869	REMODEL	16,393	10/01/2004
7914	REMODEL	3,500	03/10/1992
7880	NEW CONSTR	13,400	03/02/1992
6696	NEW CONSTR	90,000	08/30/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0841	10/25/2021	SW	Q	I	02	540,000
GRANTOR: NCRC HOUSING REHAB FU						
GRANTEE: BAXTER ERIC MICHAEL						
2468/0138	5/20/2021	SW	U	I	12	499,900
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: NCRC HOUSING REHAB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N3 W17 N3 W12 N8 W17 S15 W7 S12 E4 S17 E12 S3 E14 N3 FOP=[YR=1993] E5 N3 W5 S3 $ N3 E5 S3 E7 S2
FGR=[YR=1993] S29 E24 N29 W24 $ E22 N32 $ PTR= E15
FUS=[YR=1993] E16 N2 E10 S18 W10 N3 W6 S2 W4 N11 W6 N4 $ 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0812	CONCRETE C	0	100	0	0	1,596.00	SF	4.00	4.00	100	1990	1990	3	62	3,958	
3	1242	WD DECK A	0	100	0	0	118.00	SF	10.00	10.00	100	1990	1990	3	20	236	
4	0861	POOL GUNIT	0	100	0	0	493.00	SF	85.00	85.00	100	1992	1992	3	20	8,381	
5	0845	KOOL DECK	0	100	0	0	425.00	SF	7.25	7.25	100	1992	1992	3	66	2,034	
6	0756	FEP	0	100	0	0	257.00	SF	27.00	27.00	100	2004	2004	3	24	1,665	
7	0810	CONCRETE A	0	100	15	5	75.00	SF	6.50	6.50	100	2004	2004	3	86	419	

LAND DESCRIPTION

TOTAL OB/XF 19,143

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		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 04/09/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS