

LOT 4
IN OR 1243/3
GLYN WOODS COURT PB 4/89

JAMES-RUDD CAROLYN &/RUDD JOHN H
1448 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0263-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD													
Exterior Wall	12	CEDAR 90	0100	01	2,294	121.5249	109.68	251,606	1985	1986	0	0	0	18.00	82.00														
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2005													Heated Area: 1945					HX Base Yr 2005								
Roof Structure	03	GABLE/HIP 100														Tax Group: 8					Tax Dist:								
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE					206,317								
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE					20,804								
Interior Floor	11	CLAY TILE 50														TOTAL LAND VALUE - MARKET					250,000								
Interior Floor	14	CARPET 50														TOTAL MARKET VALUE					477,121								
Air Condition	03	CENTRAL 100														SOH/AGL Deduction					232,871								
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE					244,250								
Bedrooms	3	100														TOTAL EXEMPTION VALUE					50,000								
Bathrooms	2	100														BASE TAXABLE VALUE					194,250								
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE					477,121								
Stories	1.	1. 100	NCON VALUE					0																					
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	05	DIST 1A 100	PREVIOUS YEAR MKT VALUE					455,809																					
Occupancy	00	NONE 100																											
Quality	04	Quality Level 04																											
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	1,801	100	1,801	161,978																									
BAS	144	100	144	12,951																									
FGR	504	55	277	24,912																									
FOP	18	30	5	449																									
USP	224	30	67	6,026																									
TOTALS	2,691		2,294	206,317																									
EXTRA FEATURES			1448 PHILIPS MANOR RD, FERNANDINA BEACH																										
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												
1	0812	CONCRETE C	0	100	87	19	1,653.00	SF	4.00	4.00	100	1985	1985	3	49.5	3,273													
2	0861	POOL GUNIT	0	100	36	18	648.00	SF	85.00	85.00	100	1985	1985	3	20	11,016													
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1985	1985	3	20	864													
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100													
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	100	1998	1998	3	20	482													
6	1242	WD DECK A	0	100	0	0	548.00	SF	10.00	10.00	100	2007	2007	3	35	1,918													
7	0810	CONCRETE A	0	100	0	0	230.00	SF	6.50	6.50	100	1998	1998	3	77	1,151													
TOTAL OB/XF																		20,804											
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000												
REVIEW DATE 01/16/2018 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																													