LOT 13
IN OR 533 PG 69
GLYN WOODS COURT PB 4/89

WILLIAMS MALCOLM D JR & NANCY
1544 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0263-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

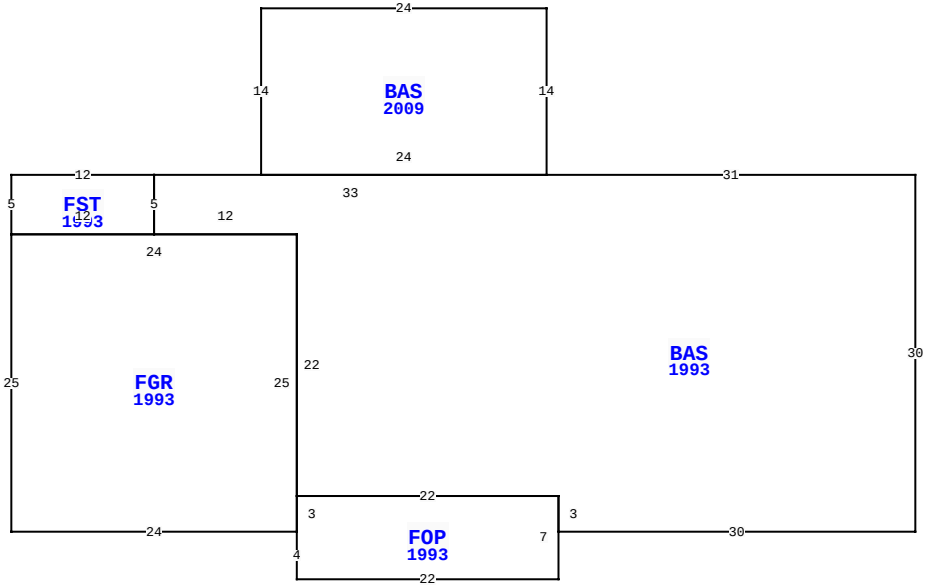
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100	1,554	163,271
BAS	336	100	336	35,302
FGR	600	55	330	34,671
FOP	154	30	46	4,833
FST	60	55	33	3,467
TOTALS	2,704		2,299	241,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,299	119.5600	141.98	326,412	1981	1990	0	0	0	26.00	74.00

1 SNGL FAM – 100% - 1988 Heated Area: 1890 HX Base Yr 1988



1544 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		241,545
TOTAL MARKET OB/XF VALUE		14,009
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		505,554
SOH/AGL Deduction		330,301
ASSESSED VALUE		175,253
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,253
TOTAL JUST VALUE		505,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0533/0069	12/15/1987	WD	Q	I		139,500
GRANTOR: TRUEX RUTH F						
GRANTEE: WILLIAMS MALCOLM JR						
0308/0265	1/01/1980	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 BAS=[YR=2009] N14 W24 S14 E24$ W33
FST=[YR=1993] W12 S5 FGR=[YR=1993] S25 E24 FOP=[YR=1993] S4
E22 N7 W22 S3$ N25 W24$E12 N5$ S5 E12 S22 E22 S3 E30 N30$.

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	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	1981	1981	3	20	8,704	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1981	1981	3	51.5	1,803	
3	0812	CONCRETE C	0	100	0	0	2,304.00	SF	4.00	4.00	100	1981	1981	3	38	3,502	

LAND DESCRIPTION

TOTAL OB/XF 14,009

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-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