

12-2N-28 LOT 4
IN OR 1027/962
PHILIPS MANOR SUB PB 2/78

BLANCETT JERRY & MARY F
1523 PHILLIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0480-0004-0000

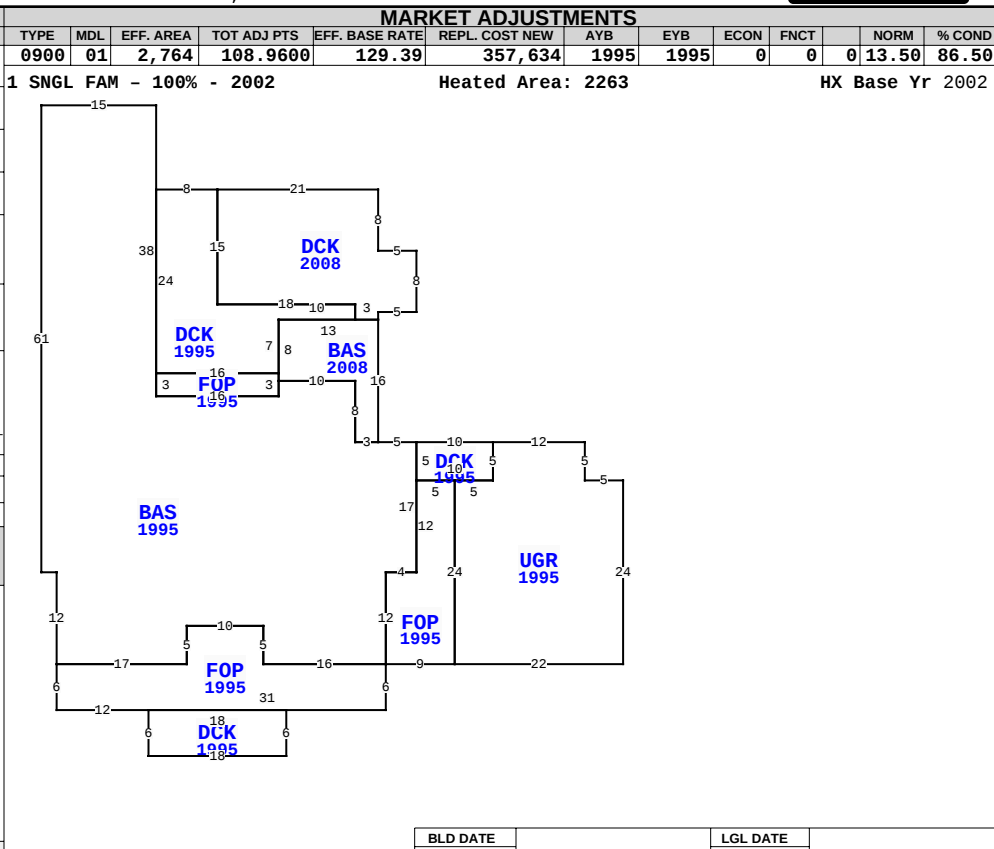


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,135	100	2,135	238,955
BAS	128	100	128	14,326
DCK	50	10	5	560
DCK	108	10	11	1,231
DCK	284	10	28	3,134
DCK	361	10	36	4,029
FOP	48	30	14	1,567
FOP	168	30	50	5,597
FOP	308	30	92	10,297
UGR	588	45	265	29,659
TOTALS	4,178		2,764	309,353

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	1,311.00	SF	4.00	
3	0810	CONCRETE A	0 100	0	0	292.00	SF	6.50	
4	0855	CONC PAVER	0 100	24	4	96.00	SF	7.00	



TOTAL OB/XF									
7,227									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

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
LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		309,353	
TOTAL MARKET OB/XF VALUE		7,227	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		566,580	
SOH/AGL Deduction		297,370	
ASSESSED VALUE		269,210	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		219,210	
TOTAL JUST VALUE		566,580	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		515,401	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501593	NEW CONSTR	84,000	01/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1027/0962	12/28/2001	WD	Q	I		322,000	
GRANTOR: COLLINS STEVE V & JAN							
GRANTEE: BLANCETT JERRY & MA							
0721/0936	1/06/1995	WD	U	V	01	1,700	
GRANTOR: COLLINS JANE PHILIPS							
GRANTEE: COLLINS JANE PHILIP							

BUILDING NOTES									
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BUILDING DIMENSIONS
UGR=[YR=1995] W5 N5 W12 DCK=[YR=1995] W10 BAS=[YR=1995] W5
BAS=[YR=2008] N16 DCK=[YR=2008] N1 E5 N8 W5 N8 W21
DCK=[YR=1995] W8 S24 FOP=[YR=1995] S3 E16 N3 W16\$ E16 N7 E10
N2 W18 N15\$ S15 E18 S2 E3\$ W13 S8 E10 S8 E3\$ W3 N8 W10 S2 W16
N38 W15 S61 E2 S12 FOP=[YR=1995] S6 E12 DCK=[YR=1995] S6 E18
N6 W18\$ E31 N6 W16 N5 W10 S5 W17\$ E17 N5 E10 S5 E16
FOP=[YR=1995] E9 N24 W5 S12 W4 S12\$ N12 E4 N17\$ S5 E10 N5\$ S5
W5 S24 E22 N24\$.