

12-2N-28 LOTS 6 & 7
IN OR 2040/1570
PHILIPS MANOR SUB PB 2/78

SPENCER GARY A & KENDREA K
1533 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0480-0006-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8													
Exterior Wall	19	COMMON BRK 100	0100	01	3,127	117.3000	105.86	331,024	1963	1983	0	0	0	29.50	70.50	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018													Heated Area: 2349												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018												
Interior Wall	05	DRYWALL 100																										
Interior Floo	12	HARDWOOD 50																										
Interior Floo	13	LVT/LAMNT 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		3 100																										
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	1,449	100	1,449	108,141																								
FEP	450	80	360	26,868																								
FGR	441	55	243	18,135																								
FOP	160	30	48	3,582																								
FOP	370	30	111	8,284																								
FUS	900	100	900	67,168																								
PTO	12	5	1	75																								
PTO	300	5	15	1,120																								
TOTALS			4,082	3,127	233,372																							
EXTRA FEATURES			1533 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	0810	CONCRETE A	0	100	0	0	447.00	SF	6.50	6.50	100	1963	1963	3	20	581												
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1963	1963	3	26	910												
3	0812	CONCRETE C	0	100	0	0	2,386.00	SF	4.00	4.00	100	2003	2003	3	84	8,017												
TOTAL OB/XF 9,508																												
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	200.00	226.00	2.00	LT		1.00	1.00	0.85	250,000.00	212,500.00	425,000											
REVIEW DATE 10/22/2018 BY DJ Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 08/02/2023 BY SYS																												

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1993

FEP 1993

PTO 1993

FUS 1993

BAS 1993

FGR 1993

FOP 1993

FOP 2018

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2040/1570	4/15/2016	WD	Q	I	01	360,000

GRANTOR: SMITH CHROMER A & SUE

GRANTEE: SPENCER GARY A & KE

1786/0622	3/28/2012	WD	Q	I	01	298,000
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GRANTOR: MITOLA DAN JOSEPH & M

GRANTEE: SMITH CHROMER A & S

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W20 FEP=[YR=1993] W13 PTO=[YR=1993] N3 W4 S3
E4\$ W17 S15 BAS=[YR=1993] S38 FOP=[YR=1993] S3 FOP=[YR=2018]
S7 E19 S2 E10 N2 E21 N7 W50\$ E50 N3 FGR=[YR=1993] N21 W21 S21
E21\$ W21 N1 W10 S1 W19\$ E19 N1 E10 N20 E21 N17 W50\$ E30 N15\$
S15 E20 N15\$ PTR=E10 FUS=[YR=1993] E50 S18 W50 N18\$ W10\$.