LOTS 8 9 & 10
PHILIPS MANOR SUB PB 2/78

VITALE MIMI A
1545 PHILLPS MANOR ROAD
FERNANDINA BEACH, FL 32035

2023

00-00-30-0480-0008-0000

BUILDING CHARACTERISTICS

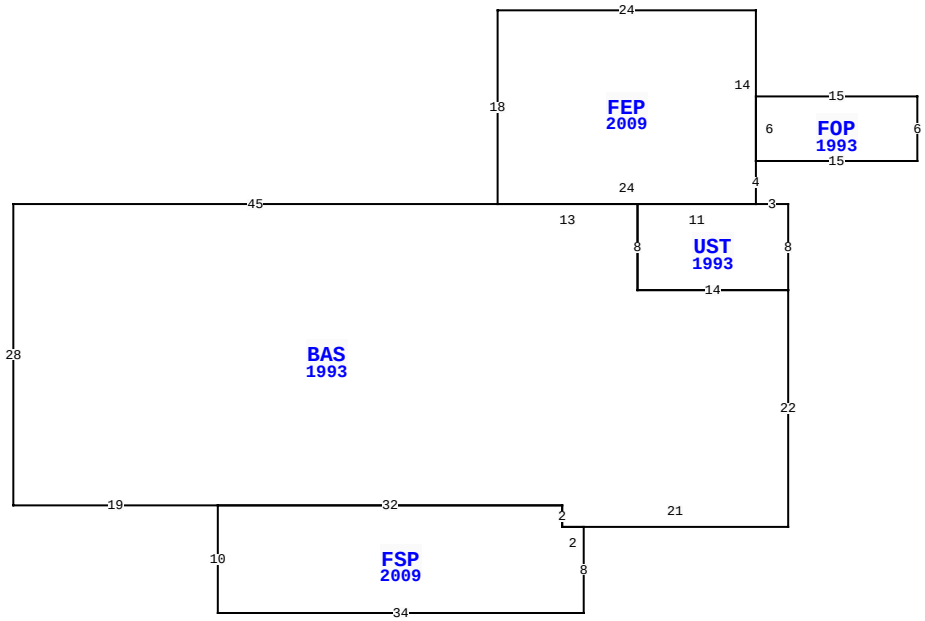
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,946	100	1,946	61,200
FEP	432	80	346	10,881
FOP	90	30	27	849
FSP	336	40	134	4,214
UST	112	45	50	1,573
TOTALS	2,916		2,503	78,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	2,503	116.1600	104.83	262,389	1962	1962	0	0	30	40.00	30.00

1 SINGLE FAM – 50% - 2016 Heated Area: 1946 HX Base Yr 2016



1545 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		87,179
TOTAL MARKET OB/XF VALUE		6,128
TOTAL LAND VALUE - MARKET		525,000
TOTAL MARKET VALUE		618,307
SOH/AGL Deduction		234,028
ASSESSED VALUE		384,279
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		334,279
TOTAL JUST VALUE		618,307
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		609,877

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007488	SWIM POOL	19,000	09/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2634/902	4/17/2023	QC	U	I	11	100
GRANTOR: VITALE LARRY M						
GRANTEE: VITALE MIMI A						
1995/0579	7/28/2015	QC	U	I	11	100
GRANTOR: VITALE MIMI A						
GRANTEE: VITALE MIMI A & LAR						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W3 FEP=[YR=2009] N4 FOP=[YR=1993] E15 N6 W15 S6 $ N14 W24 S18 BAS=[YR=1993] W45 S28 E19 FSP=[YR=2009] S10 E34 N8 W2 N2 W32 $ E32 S2 E21 N22 W14 N8 W13 $ E24 $ W11 S8 E14 N8 $.

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	1962	1962	3	25	875	
2	0812	CONCRETE C	0	50	0	0	2,012.00	SF	4.00	4.00	100	1962	1962	3	20	1,610	
3	0825	BRICK	0	50	0	0	555.00	SF	8.75	8.75	100	1962	1962	3	43	2,088	
4	0825	BRICK	0	50	0	0	147.00	SF	8.75	8.75	100	1962	1962	3	43	553	
5	0810	CONCRETE A	0	50	0	0	230.00	SF	6.50	6.50	100	1987	1987	3	54.5	815	
6	0810	CONCRETE A	0	50	3	12	36.00	SF	6.50	6.50	100	2000	2000	3	80	187	

LAND DESCRIPTION

TOTAL OB/XF 6,128

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	50		RS-1	300.00	224.00	3.00	LT		1.00	1.00	0.70	250,000.00	175,000.00	525,000							

REVIEW DATE 05/22/2017 BY DJ Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 08/02/2023 BY SYS

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PHILIPS MANOR SUB PB 2/78

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2023

00-00-30-0480-0008-0000

BUILDING CHARACTERISTICS

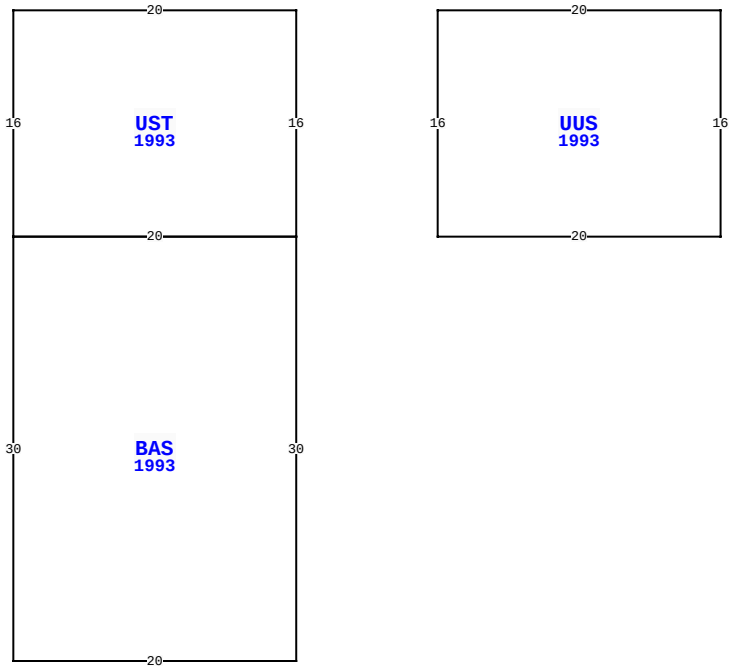
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	2.	2. 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	600	100	600	5,616
UST	320	45	144	1,348
UUS	320	50	160	1,498
TOTALS	1,240		904	8,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	904	53.5000	18.72	16,923	1982	1982	0	0	0	50.00	50.00

2 GARAGE RES – 50% - 2016 Heated Area: 600 HX Base Yr 2016



1545 PHILIPS MANOR RD, FERNANDINA BEACH

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NASSAU COUNTY PROPERTY

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GRANTOR: VITALE MIMI A						
GRANTEE: VITALE MIMI A & LAR						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W20 S16 BAS=[YR=1993] S30 E20 N30 W20$ E20 N16$
PTR= E10 UUS=[YR=1993] E20 S16 W20 N16$ W10$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/22/2017 BY DJ Total Acres: 0.00 Total Land Value: 525,000 Market: 0 Agricultural: 0 Common: 525,000 PRINTED 08/02/2023 BY SYS