



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		03

NEIGHBORHOOD/LOC	3029.00
------------------	---------

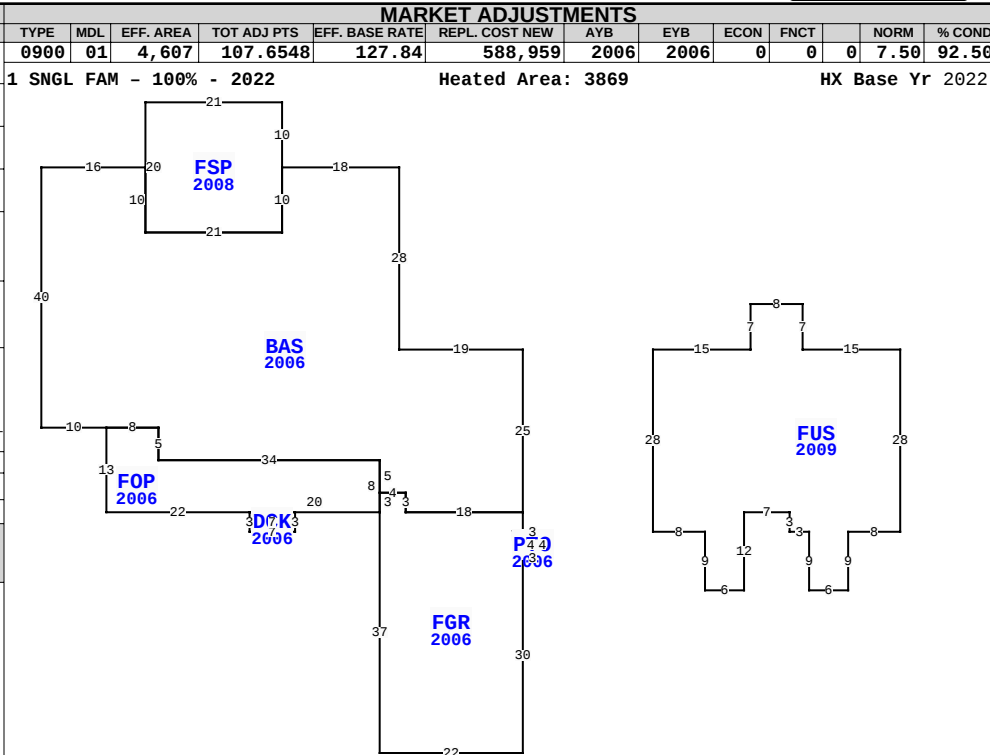
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,662	100	2,662	314,787
DCK	21	10	2	237
FGR	826	55	454	53,686
FOP	376	30	113	13,363
FSP	420	40	168	19,866
FUS	1,207	100	1,207	142,730
PTO	12	5	1	118

TOTALS	5,524		4,607	544,787
--------	-------	--	-------	---------

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
1	0810	CONCRETE A	0	100	0	0	508.00	SF	6.50	6.50	100	2006	2006	3	88	2,906	
2	0810	CONCRETE A	0	100	32	2	64.00	SF	6.50	6.50	100	2006	2006	3	88	366	
3	0861	POOL GUNIT	0	100	0	0	353.00	SF	85.00	85.00	100	2007	2007	3	52	15,603	
4	0855	CONC PAVER	0	100	0	0	1,045.00	SF	7.00	7.00	100	2007	2007	3	89	6,510	
5	0911	SCRN RM A	0	100	0	0	1,920.00	SF	17.50	17.50	100	2022	2022	3	100	33,600	
6	0476	VF 6 SBPL	0	100	0	0	340.00	LF	32.00	32.00	100	2022	2022	3	100	10,880	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION			TOTAL OB/XF 70,465														
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
1	000100	C	SFR	100		RS-1	100.00	220.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000



1555 PHILIPS MANOR RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTALS	5,524		4,607	544,787
--------	-------	--	-------	---------

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
1	0810	CONCRETE A	0	100	0	0	508.00	SF	6.50	6.50	100	2006	2006	3	88	2,906	
2	0810	CONCRETE A	0	100	32	2	64.00	SF	6.50	6.50	100	2006	2006	3	88	366	
3	0861	POOL GUNIT	0	100	0	0	353.00	SF	85.00	85.00	100	2007	2007	3	52	15,603	
4	0855	CONC PAVER	0	100	0	0	1,045.00	SF	7.00	7.00	100	2007	2007	3	89	6,510	
5	0911	SCRN RM A	0	100	0	0	1,920.00	SF	17.50	17.50	100	2022	2022	3	100	33,600	
6	0476	VF 6 SBPL	0	100	0	0	340.00	LF	32.00	32.00	100	2022	2022	3	100	10,880	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION			TOTAL OB/XF 70,465														
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
1	000100	C	SFR	100		RS-1	100.00	220.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,607	107.6548	127.84	588,959	2006	2006	0	0	7.50	92.50

1 SNGL FAM - 100% - 2022 Heated Area: 3869 HX Base Yr 2022

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	
Tax Dist:		
BUILDING MARKET VALUE		544,787
TOTAL MARKET OB/XF VALUE		70,465
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		865,252
SOH/AGL Deduction		162,043
ASSESSED VALUE		703,209
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		653,209
TOTAL JUST VALUE		865,252
NCON VALUE		267,908
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		726,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
218108	ADDITION	0	09/01/2021
B20910	REMODEL	2,000	01/01/2008
M13526	MECH OTHER	0	12/01/2007
B19638	SWIM POOL	25,210	03/01/2007
E17005	ELEC OTHER	10,000	03/01/2006
M11110	MECH OTHER	0	02/01/2006

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I RSN CD SALE PRICE
2605/1171	11/30/2022	WD U I	16 226,400
GRANTOR: EAGLE KRYSTAL & JEANE			
GRANTEE: DORSEY JEANETTA ANN			
2273/1107	5/08/2019	WD Q I	01 680,000
GRANTOR: BOWEN HEATHER A			
GRANTEE: EAGLE KRYSTAL & JEA			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2006] W19 N28 W18 FSP=[YR=2008] N10 W21 S20 E21 N10\$ S10 W21 N10 W16 S40 E10 FOP=[YR=2006] S13 E22 DCK=[YR=2006] S3 E7 N3 W7\$ E20 FGR=[YR=2006] S37 E22 N30 PTO=[YR=2006] E3 N4 W3 S4\$ N7 W18 N3 W4 S3\$ N8 W34 N5 W8\$ E8 S5 E34 S5 E4 S3 E18 N25\$ PTR=E20 FUS=[YR=2009] E15 N7 E8 S7 E15 S28 W8 S9 W6 N9 W3 N3 W7 S12 W6 N9 W8 N28\$ W20 \$.			