LOT 13 (EX OR 2454/1918) &
PT LOT 12 RECD IN OR 2454/1915
PHILPS MANOR SUB PB 2/78

WOLF JOSEPH & MARCIA
1572 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0480-0013-0000

BUILDING CHARACTERISTICS

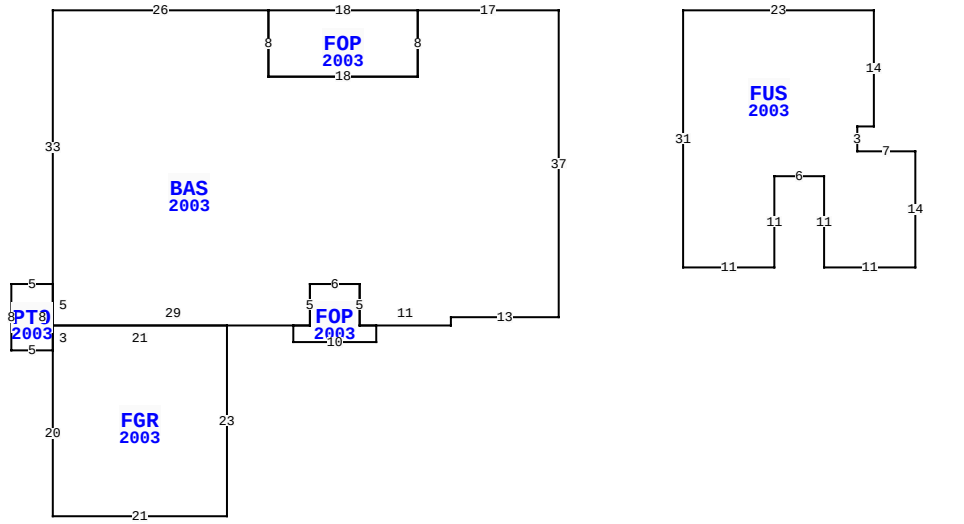
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,131	100	2,131	245,467
FGR	483	55	266	30,640
FOP	50	30	15	1,728
FOP	144	30	43	4,953
FUS	711	100	711	81,899
PTO	40	5	2	231
TOTALS	3,559		3,168	364,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,168	107.1800	127.28	403,223	2003	2003	0	0	0	9.50	90.50

2 SNGL FAM – 100% - 2014 Heated Area: 2842 HX Base Yr 2014



1572 PHILIPS MANOR RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		364,917
TOTAL MARKET OB/XF VALUE		25,697
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		640,614
SOH/AGL Deduction		296,417
ASSESSED VALUE		344,197
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		294,197
TOTAL JUST VALUE		640,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311587	ADDITION	8,000	08/01/2003
R034871	REPAIR/RRF	7,500	03/01/2003
B0310866	NEW CONSTR	218,054	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/1915	4/21/2021	QC	U	V	11	100
GRANTOR: BALL JONATHAN & JAMIE						
GRANTEE: WOLF JOSEPH & MARCI						
1870/0637	7/11/2013	WD	Q	I	02	370,000
GRANTOR: TAYLOR JAMES DAVID TR						
GRANTEE: WOLF JOSEPH & MARCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W17 FOP=[YR=2003] W18 S8 E18 N8 $ S8 W18 N8 W26 S33 PTO=[YR=2003] W5 S8 E5 FGR=[YR=2003] S20 E21 N23 W21 S3 $ N8 $ S5 E29 FOP=[YR=2003] S2 E10 N2 W2 N5 W6 S5 W2$ E2 N5 E6 S5 E11 N1 E13 N37 $ PTR= E15 FUS=[YR=2003] E23 S14 W2 S3 E7 S14 W11 N11 W6 S11 W11 N31 $ W15 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,588.00	SF	4.00	4.00	100	2003	2003	3	84	5,336	
3	0810	CONCRETE A	0	100	0	0	216.00	SF	6.50	6.50	100	2003	2003	3	84	1,179	
4	0861	POOL GUNIT	0	100	0	0	214.00	SF	85.00	85.00	100	2003	2003	3	36	6,548	
5	0845	KOOL DECK	0	100	0	0	793.00	SF	7.25	7.25	100	2003	2003	3	84	4,829	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	220	
7	0910	SCRN RM L	0	100	21	50	1,050.00	SF	15.00	15.00	100	2003	2003	3	22	3,465	
8	1126	CB/STC 8"	0	100	0	0	50.00	SF	8.00	8.00	100	2003	2003	3	84	336	
9	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2003	2003	3	84	66	
10	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2003	2003	3	84	175	

TOTAL OB/XF 25,234

LAND DESCRIPTION

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		RS-1	100.00	218.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 06/01/2017 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

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BLD DATE		LGL DATE	
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0940	SHEDS/PORT	0	100	8	12	96.00	SF	20.10	20.10	100	2004	2004	3	24	463	

LAND DESCRIPTION

TOTAL OB/XF 463

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

REVIEW DATE 06/01/2017 BY DJX Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS