LOT 15 & 12-2N-28 PAR 2-4
IN OR 508/50
BOUNDRY AGRMENT OR 944/19

COLLINS JANE P & STEVE
1433 PHIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0480-0015-0000

BUILDING CHARACTERISTICS

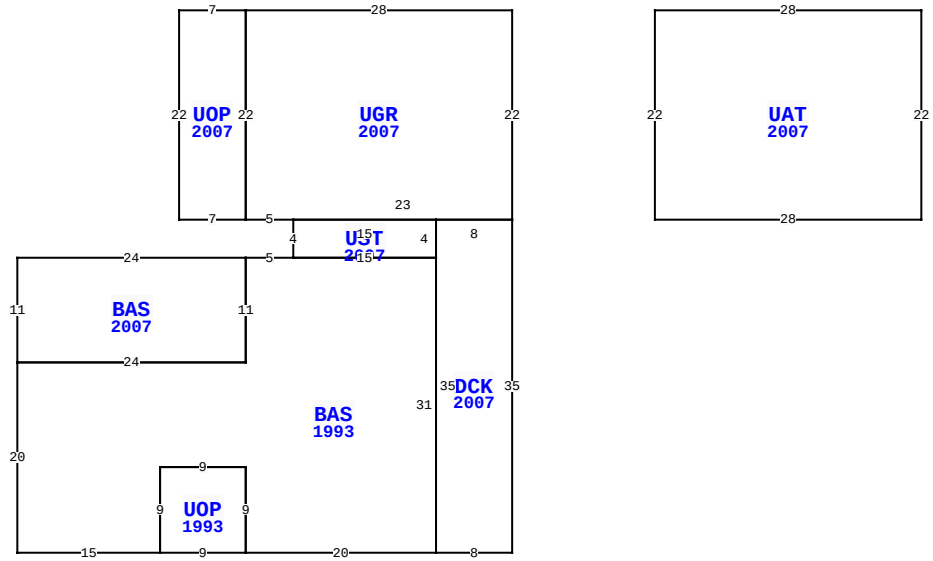
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	1,019	100	1,019	77,912
BAS	264	100	264	20,185
DCK	280	10	28	2,141
UAT	616	10	62	4,741
UGR	616	45	277	21,179
UOP	81	20	16	1,223
UOP	154	20	31	2,370
UST	60	45	27	2,064
TOTALS	3,090		1,724	131,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,724	103.0000	92.96	160,263	1955	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 0% - 0 Heated Area: 1283 HX Base Yr



1635 PHILIPS MANOR RD, FERNANDINA BEACH

BLD DATE	03/05/2008 DJ	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	131,816
TOTAL MARKET OB/XF VALUE	873
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	382,689
SOH/AGL Deduction	94,905
ASSESSED VALUE	287,784
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,784
TOTAL JUST VALUE	382,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2007] W28 UOP=[YR=2007] W7 S22 E7 N22$ S22 E5
UST=[YR=2007] S4 BAS=[YR=1993] W5 BAS=[YR=2007] W24 S11
E24 N11$ S11 W24 S20 E15 UOP=[YR=1993] E9 N9 W9 S9$ N9 E9 S9
E20 DCK=[YR=2007] E8 N35 W8 S35$ N31 W15$ E15 N4 W15$ E23
N22$ PTR=E15 UAT=[YR=2007] E28 S22 W28 N22$ 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	0820	WOOD WALK	0	0	0	0	111.00	SF	11.75	11.75	100	1987	1987	3	40	522	
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	18.30	18.30	100	1988	1988	3	20	351	

LAND DESCRIPTION

TOTAL OB/XF 873

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	0		RS-1	100.00	216.00	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