12-2N-28 LOTS 21 & 22
IN OR 1892/963
PHILIPS MANOR SUB PB 2/78

TRENT JOHN & DOROTHY
1691 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0480-0021-0000

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		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

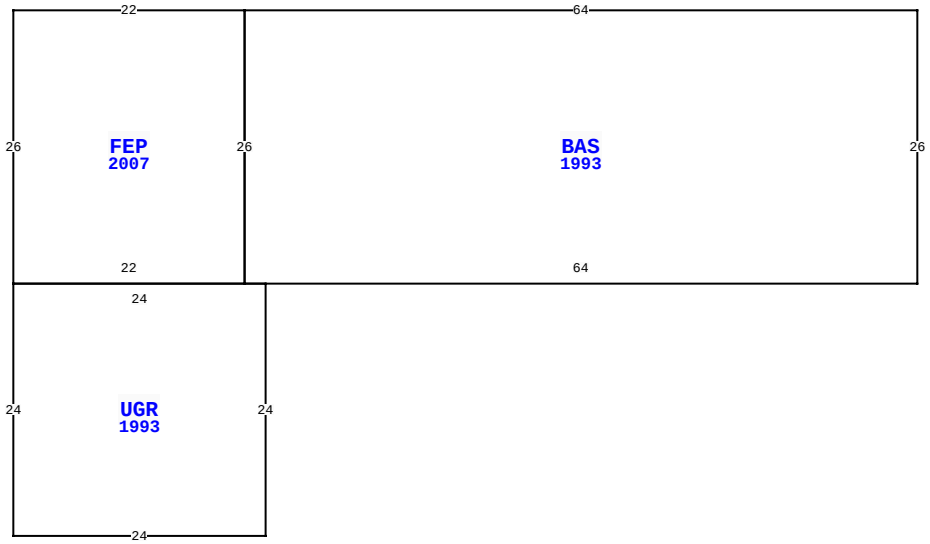
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	133,960
FEP	572	80	458	36,871
UGR	576	45	259	20,851
TOTALS	2,812		2,381	191,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,381	120.5400	108.79	259,029	1962	1990	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1664 HX Base Yr 2015



1691 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		191,681
TOTAL MARKET OB/XF VALUE		17,190
TOTAL LAND VALUE - MARKET		375,000
TOTAL MARKET VALUE		583,871
SOH/AGL Deduction		315,953
ASSESSED VALUE		267,918
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,918
TOTAL JUST VALUE		583,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1615159	ROOF	9,000	07/01/2016
B1428563	REMODEL	5,000	04/01/2014
P1417333	REMODEL	0	04/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1892/0963	11/20/2013	SW	U	I	38	188,000
GRANTOR: BENEFICIAL FLORIDA IN						
GRANTEE: TRENT JOHN & DOROTH						
1889/1774	11/19/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BENEFICIAL FLORIDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 FEP=[YR=2007] W22 S26 UGR=[YR=1993] S24 E24 N24W24$ E22N26 $ S26 E64 N26$.

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	0861	POOL GUNIT	0	100	0	0	663.00	SF	85.00	85.00	100	1980	1980	3	20	11,271	
2	0940	SHEDS/PORT	0	100	0	0	160.00	SF	30.00	30.00	100	1980	1980	3	20	960	
3	0811	CONCRETE B	0	100	0	0	593.00	SF	5.20	5.20	100	1980	1980	3	35	1,079	
4	0845	KOOL DECK	0	100	0	0	598.00	SF	7.25	7.25	100	1980	1980	3	35	1,517	
5	0850	PEBBLE WLK	0	100	0	0	240.00	SF	3.50	3.50	100	1962	1962	3	20	168	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715	
7	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1980	1980	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 17,190

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	200.00	183.00	2.00	LT		1.00	1.00	0.75	250,000.00	187,500.00	375,000							

REVIEW DATE 04/09/2020 BY DJA Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 08/02/2023 BY SYS