

12-2N-28 LOTS 24 & W1/2 OF 25
IN OR 2442/655
PHILIPS MANOR SUB PB 2/78

STEELE BRYAN & RACHEL D
1709 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0480-0024-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	10	ABOVE AVG 100	0900	01	3,430	107.7090	127.90	438,697	2006	2006	0	0	7.50	92.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2007													Heated Area: 2895												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2007												
Interior Wall	05	DRYWALL 100																										
Interior Floo	12	HARDWOOD 50																										
Interior Floo	14	CARPET 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		3.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	2.	2. 100																										
Units		0 100																										
Occupancy	00	NONE 100																										
Quality			04	Quality Level 04																								
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	1,742	100	1,742	206,092																								
DCK	558	10	56	6,625																								
FGR	551	55	303	35,847																								
FOP	570	30	171	20,231																								
FUS	864	100	864	102,218																								
SFB	361	80	289	34,191																								
UOP	12	20	2	237																								
UOP	16	20	3	355																								
TOTALS			4,674	3,430	405,795																							
EXTRA FEATURES			1709 PHILIPS MANOR RD, FERNANDINA BEACH																									
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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185													
2	0812	CONCRETE C	0 100	0	0	1,632.00	SF	4.00	4.00	100	2006	2006	3	88	5,745													
4	0940	SHEDS/PORT	0 100	12	14	168.00	SF	30.00	30.00	100	2008	2008	3	40	2,016													
5	0812	CONCRETE C	0 100	0	0	2,328.00	SF	4.00	4.00	100	2008	2008	3	90	8,381													
6	0861	POOL GUNIT	0 100	0	0	484.00	SF	85.00	85.00	100	2013	2013	3	75	30,855													
7	0462	ST/AL FNC	0 100	0	0	240.00	SF	10.00	10.00	100	2013	2013	3	75	1,800													
TOTAL OB/XF 51,982																												
LAND DESCRIPTION																												
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												
1	000100	C	SFR	100		RS-1	150.00	180.00	1.50	LT		1.00	1.00	0.90	250,000.00	225,000.00												
REVIEW DATE 08/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 337,500 Market: 0 Agricultural: 0 Common: 337,500 PRINTED 08/02/2023 BY SYS																												

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/0655	3/03/2021	WD	U	I	30	94,900

GRANTOR: STEELE BRYAN

GRANTEE: STEELE BRYAN & RACH

1113/1774	2/13/2003	WD	Q	V		85,000
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GRANTOR: LANGSHAW COLEMAN C &

GRANTEE: STEELE BRYAN

BUILDING DIMENSIONS

DCK=[YR=2013] W6 S21 W30 S12 BAS=[YR=2006] S17 E8 S16 E16
FOP=[YR=2006] S10 E1 UOP=[YR=2007] S2 E8 N2 W8\$ E37 N29 W1
UOP=[YR=2007] N2 W6 S2 E6\$ W9 S19 W28\$ E28 N33 W2 N6
FGR=[YR=2006] E9 N27 W23 S22 E14 S5\$ N5 W14 S11 W36\$ E36
N33\$PTR=[YR=2006] E40 FUS=[YR=2006] E14 N8 E14 S8 E16 S18
W16 N5 W4 N3 W6 S15 W4 N7 W14 N18\$ W40\$ PTR=[YR=2006] N60
SFB=[YR=2006] E15 S27 W4 N4 W11 N23\$S60\$.