12-2N-28 LOT E1/2 OF 25 &
ALL LOT 26 IN OR 2090/1272
PHILIPS MANOR SUB PB 2/78

KOSS GERALD W II & CRYSTAL LYNN
1713 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0480-0025-0010

BUILDING CHARACTERISTICS

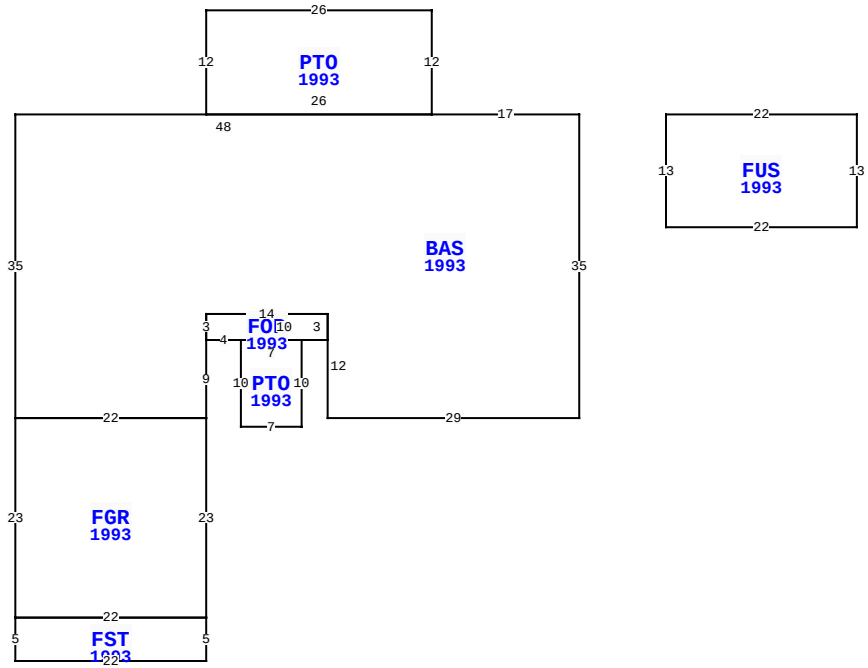
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 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	2,107	100	2,107	173,261
FGR	506	55	278	22,861
FOP	42	30	13	1,069
FST	110	55	60	4,934
FUS	286	100	286	23,518
PTO	70	5	4	329
PTO	312	5	16	1,315
TOTALS	3,433		2,764	227,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,764	112.4928	101.52	280,601	1984	1984	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2393 HX Base Yr 2017



1713 PHILIPS MANOR RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		227,287
TOTAL MARKET OB/XF VALUE		28,698
TOTAL LAND VALUE - MARKET		337,500
TOTAL MARKET VALUE		593,485
SOH/AGL Deduction		268,505
ASSESSED VALUE		324,980
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		274,980
TOTAL JUST VALUE		593,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2090/1272	11/29/2016	WD	Q	I	01	350,000
GRANTOR: MORTENSON ERIK						
GRANTEE: KOSS GERALD W II &						
2055/0277	6/20/2016	PR	U	I	19	100
GRANTOR: FINOCCHIO FRANK S P/R						
GRANTEE: MORTENSON ERIK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 PTO=[YR=1993] N12 W26 S12 E26$ W48 S35 FGR=[YR=1993] S23 FST=[YR=1993] S5 E22 N5 W22$ E22 N23 W22$ E22 N9 FOP=[YR=1993] E4 PTO=[YR=1993] S10 E7 N10 W7$ E10 N3 W14 S3$ N3 E14 S12 E29 N35$ PTR=E10 FUS=[YR=1993] E22 S13 W22 N13$ W10$.

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	1984	1984	3	58	2,030	
2	0812	CONCRETE C	0	100	41	40	1,640.00	SF	4.00	4.00	100	1985	1985	3	49.5	3,247	
3	0862	POOL VINYL	0	100	0	0	571.00	SF	50.00	50.00	100	1985	1985	3	20	5,710	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1985	1985	3	20	576	
5	0811	CONCRETE B	0	100	0	0	964.00	SF	5.20	5.20	100	1986	1986	3	52	2,607	
6	0845	KOOL DECK	0	100	0	0	575.00	SF	5.08	5.08	100	1985	1985	3	49.5	1,444	
7	0810	CONCRETE A	0	100	0	0	183.00	SF	6.50	6.50	100	1986	1986	3	52	619	
8	0858	SCULP CONC	0	100	0	0	874.00	SF	13.00	13.00	100	2003	2003	3	96	10,908	
9	1076	TRELLIS A	0	100	25	11	275.00	SF	7.50	7.50	100	2000	2000	3	27	557	
10	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	1987	1987	3	20	1,000	

TOTAL OB/XF 28,698

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	150.00	178.00	1.50	LT		1.00	1.00	0.90	250,000.00	225,000.00	337,500							

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