

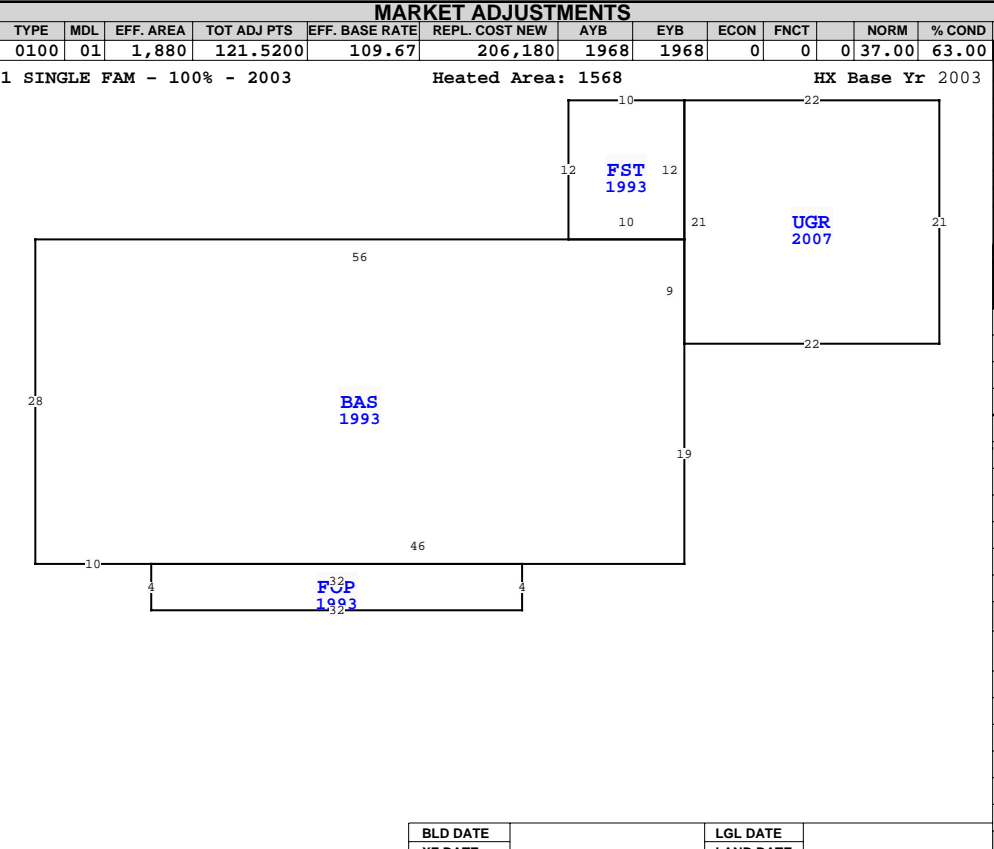
12-2N-28 LOT 27  
IN OR 1071/1237  
PHILIPS MANOR SUB PB 2/78

HINTON SANDRA B & BRUCE C  
1719 PHILLIPS MANOR RD  
FERNANDINA BEACH, FL 32034

**2023**

00-00-30-0480-0027-0000

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	19	COMMON BRK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floor	14	CARPET	80	
Interior Floor	08	SHT VINYL	20	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2	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	1,568	100	1,568	108,337
FOP	128	30	38	2,625
FST	120	55	66	4,560
UGR	462	45	208	14,371
TOTALS	2,278		1,880	129,893



**NASSAU COUNTY PROPERTY** PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		129,893
TOTAL MARKET OB/XF VALUE		4,370
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		384,263
SOH/AGL Deduction		201,686
ASSESSED VALUE		182,577
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		82,577
TOTAL JUST VALUE		384,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8601	REPAIR/RRF	20,300	01/07/1993
5541	REPAIR/RRF	2,000	02/17/1989

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1071/1237	7/30/2002	WD Q	Q	I		169,900

GRANTOR: MORTENSON WAYNE T & E  
GRANTEE: HINTON SANDRA B & B  
0577/0797 8/24/1989 WD Q I 82,900  
GRANTOR: HASELDEN CARL & E  
GRANTEE: MORTENSON W ET AL

**EXTRA FEATURES**

1719 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	0811	CONCRETE B	0	100	0	894.00	SF	5.20	5.20	100	1968	1968	3	20	930	
2	0940	SHEDS/PORT	0	100	7	70.00	SF	30.00	30.00	100	1983	1983	3	20	420	
3	0810	CONCRETE A	0	100	0	365.00	SF	4.55	4.55	100	1995	1995	3	72	1,196	
4	0855	CONC PAVER	0	100	0	362.00	SF	7.00	7.00	100	1995	1995	3	72	1,824	

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS=[YR=1993] W56 S28 E10 FOP=[YR=1993] S4 E32 N4W32\$ E46 N19  
UGR=[YR=2007] E22 N21 W22S21\$ N9\$ FST=[YR=1993] N12 W10  
S12E10\$ .

**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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RS-1	100.00	176.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							