

SMIRNIOTIS PATRICIA &/JACKSON STANLEY JR
1725 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0480-0028-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

19

COMMON BRK 100

Roof Structure

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

1,553

100

1,553

115,574

FGR

400

55

220

16,372

FOP

80

30

24

1,786

TOTALS

2,033

1,797

133,733

EXTRA FEATURES

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

0850

PEBBLE WLK

0 100

0

0

210.00

SF

1.75

1.75

100

1980

1980

3

35

129

2

0803

ASPHALT C

0 100

0

0

1,125.00

SF

1.00

1.00

100

1980

1980

3

50

563

3

1242

WD DECK A

0 100

0

0

240.00

SF

10.00

10.00

100

1988

1988

3

20

480

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

100.00

175.00

1.00

LT

1.00

1.00

1.00

250,000.00

250,000.00

250,000

REVIEW DATE

08/15/2019

BY

DJA

Total Acres:

0.00

Total Land Value:

250,000

Market:

0

Agricultural:

0

Common:

250,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,797

124.0000

111.91

201,102

1975

1975

0

0

0

33.50

66.50

1 SINGLE FAM - 100% - 2023

Heated Area: 1553

HX Base Yr 2023

VALUATION BY

Tax Group: 8

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

133,733

1,172

250,000

384,905

0

384,905

50,000

334,905

384,905

0

374,252

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2581/0653

7/29/2022

WD Q

I

01

475,000

GRANTOR: KILLIAN KATHLEEN M &

GRANTEE: SMIRNIOTIS PATRICIA

2561/1313

5/06/2022

FJ U

I

11

0

GRANTOR: ROWE ROGER M & JEANIN

GRANTEE: KILLIAN KATHLEEN M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 N17 W17 S49 E17 N7 FOP=[YR=1993] E20 N4 W20S4\$ N4 E20 S4 E12 FGR=[YR=1993] E16 N25 W16S25\$ N25\$.

PHILIPS MANOR RD, FERNANDINA BEACH