

12-2N-28 LOT 29
IN OR 1907/282
PHILIPS MANOR SUB PB 2/78

KILLINGSWORTH PATRICIA
1731 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-0480-0029-0000



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 8														
Exterior Wall	12	CEDAR 100	0100	01	2,162	119.9520	108.26	234,058	1976	1996	0	0	0	13.00	87.00	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2016													Heated Area: 1816													
Roof Cover	12	MODULAR MT 100														HX Base Yr 2016													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 80																											
Interior Floo	14	CARPET 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	1,816	100	1,816	171,042																									
FEP	144	80	115	10,832																									
FGR	420	55	231	21,757																									
TOTALS			2,380		2,162	203,630																							
EXTRA FEATURES			1731 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	100	1976	1976	3	40	1,400														
2	0810	CONCRETE A	0	100	0	0	414.00	SF	6.50	100	1997	1997	3	75	2,018														
3	0851	PATIO STON	0	100	0	0	358.00	SF	0.75	100	1997	1997	3	75	201														
4	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	100	2014	2014	3	78	22,277														
5	0855	CONC PAVER	0	100	0	0	490.00	SF	7.00	100	2014	2014	3	95	3,259														
6	0911	SCRN RM A	0	100	0	0	963.00	SF	17.50	100	2014	2014	3	70	11,797														
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	100	2014	2014	3	70	1,400														
TOTAL OB/XF 42,352																													
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	0.00	0.00	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																													