



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,277	100	2,277	178,754
FOP	173	30	52	4,082

TOTALS	2,450		2,329	182,836
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0	0	0	338.00	SF	10.00	
2	0810	CONCRETE A	0	0	21	441.00	SF	6.50	
3	0940	SHEDS/PORT	0	0	12	96.00	SF	30.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-1	0.00	0.00	1.00

REVIEW DATE	11/21/2022	BY	DJ
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,329	103.2479	93.18	217,016	1988	1988	0	0	15.75	84.25

1 SINGLE FAM - 0% - 0 Heated Area: 2277 HX Base Yr

4637 PHILIPS MANOR PL, 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	1242	WD DECK A	0	0	0	338.00	SF	10.00	10.00	100	1988	1988	3	20	676	
2	0810	CONCRETE A	0	0	21	441.00	SF	6.50	6.50	100	1988	1988	3	57	1,634	
3	0940	SHEDS/PORT	0	0	12	96.00	SF	30.00	30.00	100	1991	1991	3	20	576	

TOTAL OB/XF											2,886	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00		

Total Acres: 0.00	Total Land Value: 250,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	182,836								
TOTAL MARKET OB/XF VALUE	2,886								
TOTAL LAND VALUE - MARKET	250,000								
TOTAL MARKET VALUE	435,722								
SOH/AGL Deduction	76,721								
ASSESSED VALUE	359,001								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	359,001								
TOTAL JUST VALUE	435,722								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	419,340								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007659	RAD	167,650	05/17/2022
B1327206	DOOR	1,650	05/01/2013
4625	NEW CONSTR	59,823	01/26/1988

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/0587	12/18/2019	WD	Q	I	01	383,500
GRANTOR: GIBBS MICHAEL						
GRANTEE: FREDIANI STEVEN J &						
2280/1533	5/20/2019	WD	Q	I	01	280,000
GRANTOR: PETERSON JEFFERY J &						
GRANTEE: GIBBS MICHAEL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W66 S3 W22 S21 E26 S3 E12 S1 FOP=[YR=1993] S7 E24 N8 W5 S1 W19 \$ E19 N1 E5 S1 E26 N28 \$.									