

LOT 5
IN OR 2027/770
PHILIPS MANOR ADD PB 4/90

LUCAS BRENT E & MICHELLE
4625 PHILIPS MANOR PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-0485-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,046	100	2,046	175,567
BAS	288	100	288	24,713
FGR	489	55	269	23,083
FOP	44	30	13	1,116
FSP	217	40	87	7,465

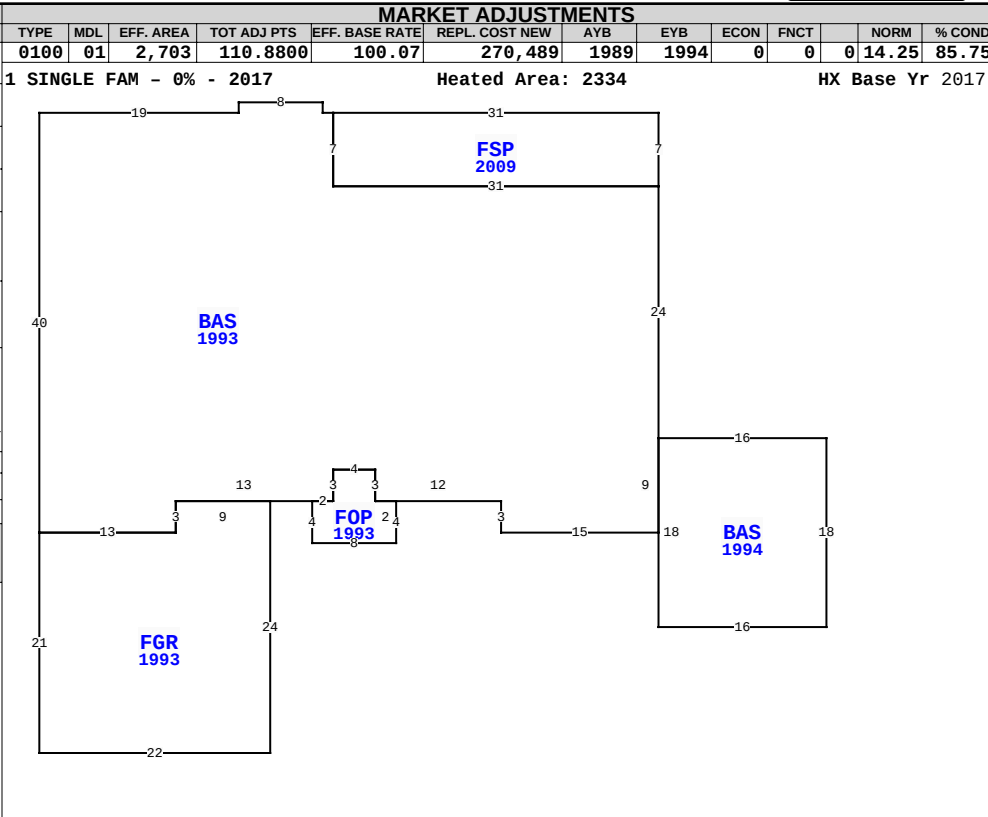
TOTALS	3,084		2,703	231,944
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,978.00	SF	4.00	4.00	100	1989	1989	3	59.5	4,708	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	1990	1990	3	20	2,800	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1990	1990	3	20	7,650	
5	0845	KOOL DECK	0	100	0	0	648.00	SF	7.25	7.25	100	1990	1990	3	62	2,913	
6	0811	CONCRETE B	0	100	0	0	574.00	SF	5.20	5.20	100	1994	1994	3	70	2,089	
7	0810	CONCRETE A	0	100	0	0	82.00	SF	6.50	6.50	100	1994	1994	3	70	373	
8	0476	VF 6 SBPL	0	100	0	0	426.00	LF	32.00	32.00	100	2015	2015	3	90	12,269	
9	0479	VF PICKET	0	100	0	0	53.00	LF	10.00	10.00	100	2015	2015	3	90	477	

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							



4625 PHILIPS MANOR PL, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

TOTAL OB/XF																	35,659
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TOTAL OB/XF																	35,659
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		231,944
TOTAL MARKET OB/XF VALUE		35,659
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		517,603
SOH/AGL Deduction		169,201
ASSESSED VALUE		348,402
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		298,402
TOTAL JUST VALUE		517,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		485,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401281	ADDITION	12,050	08/01/1994
7125	NEW CONSTR	0	12/20/1990
6361	SWIM POOL	10,000	03/21/1990
6113	XFOB	6,700	11/13/1989
5734	NEW CONSTR	114,399	05/17/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2027/0770	1/25/2016	SW	Q	I	02	333,200
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: LUCAS BRENT E & MIC						
1984/0554	6/08/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W16BAS=[YR=1993] N24 FSP=[YR=2009] N7 W31 S7
E31 \$ W31 N7 W1 N1 W8 S1 W19 S40 FGR=[YR=1993] S21 E22 N24
W9 S3 W13 \$ E13 N3 E13 FOP=[YR=1993] S4 E8 N4 W2 N3 W4 S3 W2
\$ E2 N3 E4 S3 E12 S3 E15 N9 \$ S18 E16 N18 \$.