

LOT 7
IN OR 1563/1704
PHILIPS MANOR ADD PB 4/90

WALLACE ROBERT W & JOYCE A
257 CENTER HILL RD
PLYMOUTH, MA 02360

2023

00-00-30-0485-0007-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	11	BD/BTN AVG 100								0900	01	1,786	110.6000	131.34	234,573	1980	1990	0	0	0	16.00	84.00	VALUATION BY STANDARD								
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 0% - 0														Tax Group: 8 Tax Dist:							
Roof Cover	03	COMP SHNGL 100								Heated Area: 1548														BUILDING MARKET VALUE 197,041							
Interior Wall	05	DRYWALL 100								HX Base Yr														TOTAL MARKET OB/XF VALUE 24,381							
Interior Floo	14	CARPET 80																						TOTAL LAND VALUE - MARKET 250,000							
Interior Floo	11	CLAY TILE 20																						TOTAL MARKET VALUE 471,422							
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction 142,860							
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE 328,562							
Bedrooms		3 100																						TOTAL EXEMPTION VALUE 0							
Bathrooms		2 100								BASE TAXABLE VALUE 328,562																					
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE 471,422																					
Stories	1.	1. 100								NCON VALUE 0																					
Units		0 100								INCOME VALUE																					
BUD8 Adjustme	05	DIST 1A 100								PREVIOUS YEAR MKT VALUE 432,269																					
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	1,348	100	1,348	148,719																											
BAS	200	100	200	22,065																											
UDG	432	55	238	26,258																											
TOTALS		1,980	1,786	197,041																											
EXTRA FEATURES										1560 PHILIPS MANOR RD, FERNANDINA BEACH										BLD DATE 02/19/2010 RK LGL DATE											
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	0810	CONCRETE A	0	0	0	0		180.00	SF 6.50	6.50	100	1980	1980	3	35	410															
2	0861	POOL GUNIT	0	0	0	0		646.00	SF 85.00	85.00	100	1980	1980	3	20	10,982															
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	3,500.00	100	1980	1980	3	49	1,715															
4	0910	SCRN RM L	0	0	0	0		1,288.00	SF 15.00	15.00	100	1989	1989	3	20	3,864															
5	0845	KOOL DECK	0	0	0	0		645.00	SF 7.25	7.25	100	1989	1989	3	59.5	2,782															
6	0812	CONCRETE C	0	0	0	0		1,608.00	SF 4.00	4.00	100	1989	1989	3	59.5	3,827															
7	0350	CARPORT WD	0	0	22	14		308.00	SF 13.00	13.00	100	1989	1989	3	20	801															
TOTAL OB/XF 24,381																															
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	0	0003	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 04/09/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/02/2023 BY SYS																															