

PT OF LOTS 41 & 42
IN OR 2088/911
SUB OF S0 PT OF SEC 12

WETHMAN WILLIAM P & BARBARA M
4636 PHILIPS MANOR PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-0760-0041-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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

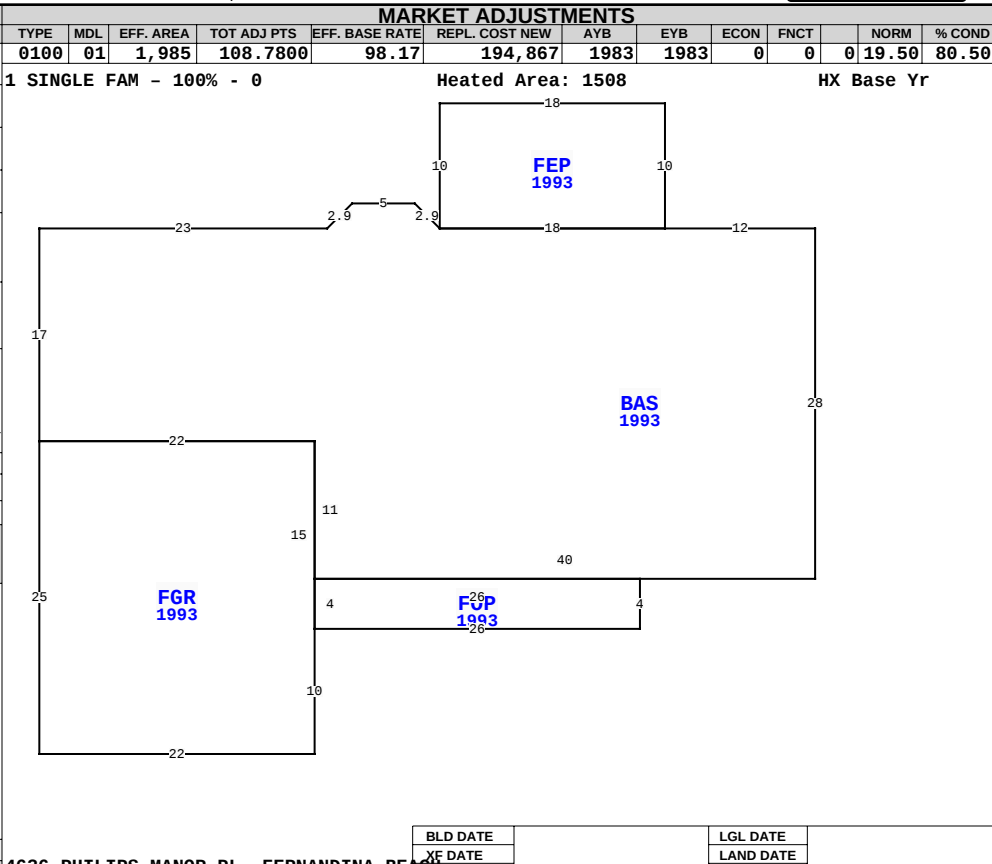
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1,508	119,172
FEP	180	80	144	11,379
FGR	550	55	302	23,866
FOP	104	30	31	2,450

TOTALS	2,342		1,985	156,868
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	16	18	611.00	SF	6.50	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0810	CONCRETE A	0 100	0	0	447.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	16	18	611.00	SF	6.50	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0810	CONCRETE A	0 100	0	0	447.00	SF	6.50	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	156,868		
TOTAL MARKET OB/XF VALUE	5,799		
TOTAL LAND VALUE - MARKET	275,000		
TOTAL MARKET VALUE	437,667		
SOH/AGL Deduction	302,144		
ASSESSED VALUE	135,523		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	85,523		
TOTAL JUST VALUE	437,667		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	422,499		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2088/0911	12/06/2016	QC	U	I	11	100	
GRANTOR: WETHMAN WILLIAM P & B							
GRANTEE: WETHMAN WILLIAM P &							
1308/1579	4/11/2005	QC	U	I	01	100	
GRANTOR: WETHMAN WILLIAM R & B							
GRANTEE: WETHMAN WILLIAM ETA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 FEP=[YR=1993] N10 W18 S10 E18\$ W18 U2 L2 W5 D2 L2 W23 S17 FGR=[YR=1993] S25 E22 N10 FOP=[YR=1993] E26 N4 W26 S4\$N15 W22\$ E22 S11 E40 N28\$.									