LOT 3
GLYN WOODS COURT PB 4/89

**BAXTER ERIC MICHAEL/BAXTER JULIANA IMAR REZENDE**
1438 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-0263-0003-0000**

## BUILDING CHARACTERISTICS

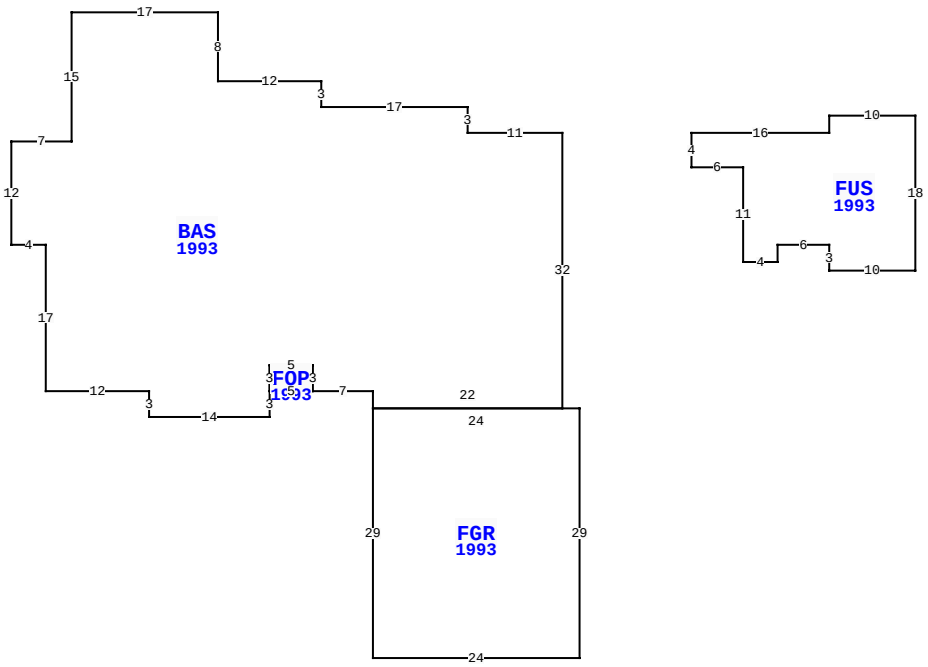
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| 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 | 2,277 | 100 | 2,277 | 258,425 |
| FGR | 696 | 55 | 383 | 43,468 |
| FOP | 15 | 30 | 4 | 454 |
| FUS | 342 | 100 | 342 | 38,815 |
| TOTALS | 3,330 | | 3,006 | 341,161 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,006 | 102.3040 | 127.88 | 384,407 | 1990 | 2000 | 0 | 0 | 0 | 11.25 | 88.75 |

1 SNGL FAM – 100% - 2022 Heated Area: 2619 HX Base Yr 2022




1438 PHILIPS MANOR RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 341,161 |
| TOTAL MARKET OB/XF VALUE | | 18,704 |
| TOTAL LAND VALUE - MARKET | | 250,000 |
| TOTAL MARKET VALUE | | 609,865 |
| SOH/AGL Deduction | | 70,102 |
| ASSESSED VALUE | | 539,763 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 489,763 |
| TOTAL JUST VALUE | | 609,865 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 595,083 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0413869 | REMODEL | 16,393 | 10/01/2004 |
| 7914 | REMODEL | 3,500 | 03/10/1992 |
| 7880 | NEW CONSTR | 13,400 | 03/02/1992 |
| 6696 | NEW CONSTR | 90,000 | 08/30/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2509/0841 | 10/25/2021 | SW | Q | I | 02 | 540,000 |
| GRANTOR: NCRC HOUSING REHAB FU | | | | | | |
| GRANTEE: BAXTER ERIC MICHAEL | | | | | | |
| 2468/0138 | 5/20/2021 | SW | U | I | 12 | 499,900 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: NCRC HOUSING REHAB | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W11 N3 W17 N3 W12 N8 W17 S15 W7 S12 E4 S17 E12 S3 E14 N3 FOP=[YR=1993] E5 N3 W5 S3 $ N3 E5 S3 E7 S2
FGR=[YR=1993] S29 E24 N29 W24 $ E22 N32 $ PTR= E15
FUS=[YR=1993] E16 N2 E10 S18 W10 N3 W6 S2 W4 N11 W6 N4 $ W15 $ .

## EXTRA FEATURES

| LN | 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 | 1990 | 1990 | 3 | 68 | 2,380 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,596.00 | SF | 4.00 | 4.00 | 100 | 1990 | 1990 | 3 | 59.5 | 3,798 | |
| 3 | 1242 | WD DECK A | 0 | 100 | 0 | 0 | 118.00 | SF | 10.00 | 10.00 | 100 | 1990 | 1990 | 3 | 20 | 236 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 493.00 | SF | 85.00 | 85.00 | 100 | 1992 | 1992 | 3 | 20 | 8,381 | |
| 5 | 0845 | KOOL DECK | 0 | 100 | 0 | 0 | 425.00 | SF | 7.25 | 7.25 | 100 | 1992 | 1992 | 3 | 64 | 1,972 | |
| 6 | 0756 | FEP | 0 | 100 | 0 | 0 | 257.00 | SF | 27.00 | 27.00 | 100 | 2004 | 2004 | 3 | 22 | 1,527 | |
| 7 | 0810 | CONCRETE A | 0 | 100 | 15 | 5 | 75.00 | SF | 6.50 | 6.50 | 100 | 2004 | 2004 | 3 | 84 | 410 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,704

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | RSF-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 08/06/2024 BY SYS