

LOT 4
IN OR 1243/3
GLYN WOODS COURT PB 4/89

JAMES-RUDD CAROLYN &/RUDD JOHN H
1448 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0263-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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	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	1,801	100	1,801	169,459
BAS	144	100	144	13,549
FGR	504	55	277	26,064
FOP	18	30	5	470
USP	224	30	67	6,304

TOTALS	2,691		2,294	215,846
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	87	19	1,653.00	SF	4.00
2	0861	POOL GUNIT	0	100	36	18	648.00	SF	85.00
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10
6	1242	WD DECK A	0	100	0	0	548.00	SF	10.00
7	0810	CONCRETE A	0	100	0	0	230.00	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		RSF-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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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	2,294	121.5249	115.45	264,842	1985	1986	0	0	0	18.50
1 SINGLE FAM - 100% - 2005											
Heated Area: 1945											
HX Base Yr 2005											

1448 PHILIPS MANOR RD, FERNANDINA BEACH

TOTAL OB/XF											
20,320											

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20,320											

Market:	0
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Agricultural:	0
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Common:	250,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		215,846	
TOTAL MARKET OB/XF VALUE		20,320	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		486,166	
SOH/AGL Deduction		234,588	
ASSESSED VALUE		251,578	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		201,578	
TOTAL JUST VALUE		486,166	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		477,121	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313596	REPAIR/RRF	6,000	08/01/2013
M09168	MECH OTHER	170	02/01/2005
R07124	REPAIR/RRF	1,200	02/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1243/0003	7/02/2004	WD	Q	I	
GRANTOR: ROBB DOROTHY D &					SALE PRICE
GRANTEE: JAMES-RUDD CAROLYN					
0906/1702	11/05/1999	WD	Q	I	
GRANTOR: PROCTOR RALPH M & JUD					280,000
GRANTEE: ROBB DOROTHY D & AN					180,000

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W16 S9 BAS=[YR=1993] W6 S1 W9 USP=[YR=2007] N16 W14 S16 E14\$ W14 N4 W11 S4 W10 S7 FGR=[YR=1993] W14 S21 E24 N21 W10\$ E10 S26 E23 N5 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E27 N29 W16\$ E16 N9\$.									