12-2N-28 LOT 4
IN OR 1027/962
PHILIPS MANOR SUB PB 2/78

BLANCETT JERRY & MARY F
1523 PHILLIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0480-0004-0000

BUILDING CHARACTERISTICS

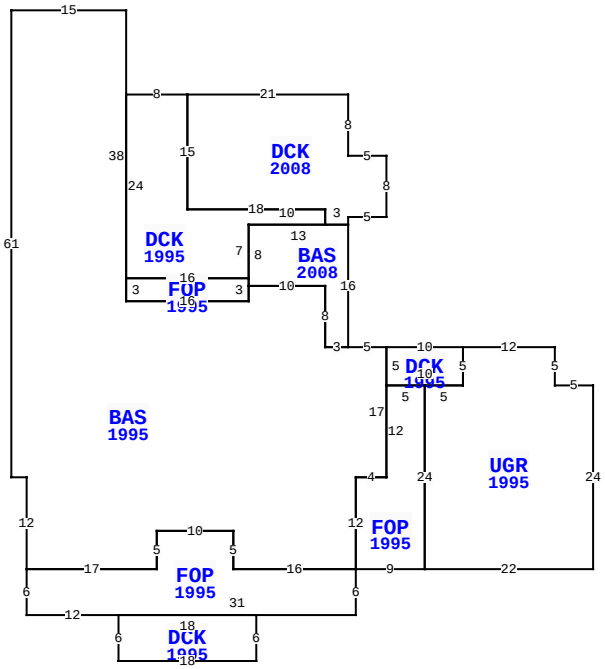
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,135	100	2,135	250,077
BAS	128	100	128	14,993
DCK	50	10	5	586
DCK	108	10	11	1,288
DCK	284	10	28	3,280
DCK	361	10	36	4,217
FOP	48	30	14	1,640
FOP	168	30	50	5,857
FOP	308	30	92	10,776
UGR	588	45	265	31,040
TOTALS	4,178		2,764	323,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,764	108.9600	136.20	376,457	1995	1995	0	0	0	14.00	86.00

1 SNGL FAM – 100% - 2002 Heated Area: 2263 HX Base Yr 2002



1523 PHILIPS MANOR RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		323,753
TOTAL MARKET OB/XF VALUE		7,031
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		580,784
SOH/AGL Deduction		303,498
ASSESSED VALUE		277,286
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,286
TOTAL JUST VALUE		580,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501593	NEW CONSTR	84,000	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1027/0962	12/28/2001	WD	Q	I		322,000
GRANTOR: COLLINS STEVE V & JAN						
GRANTEE: BLANCETT JERRY & MA						
0721/0936	1/06/1995	WD	U	V	01	1,700
GRANTOR: COLLINS JANE PHILIPS						
GRANTEE: COLLINS JANE PHILIP						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1995] W5 N5 W12 DCK=[YR=1995] W10 BAS=[YR=1995] W5 BAS=[YR=2008] N16 DCK=[YR=2008] N1 E5 N8 W5 N8 W21 DCK=[YR=1995] W8 S24 FOP=[YR=1995] S3 E16 N3 W16$ E16 N7 E10 N2 W18 N15$ S15 E18 S2 E3$ W13 S8 E10 S8 E3$ W3 N8 W10 S2 W16 N38 W15 S61 E2 S12 FOP=[YR=1995] S6 E12 DCK=[YR=1995] S6 E18 N6 W18$ E31 N6 W16 N5 W10 S5 W17$ E17 N5 E10 S5 E16 FOP=[YR=1995] E9 N24 W5 S12 W4 S12$ N12 E4 N17$ S5 E10 N5$ S5 W5 S24 E22 N24$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	77	1,540	
2	0812	CONCRETE C	0	100	0	0	1,311.00	SF	4.00	4.00	100	1995	1995	3	70	3,671	
3	0810	CONCRETE A	0	100	0	0	292.00	SF	6.50	6.50	100	1995	1995	3	70	1,329	
4	0855	CONC PAVER	0	100	24	4	96.00	SF	7.00	7.00	100	1997	1997	3	73	491	

LAND DESCRIPTION

TOTAL OB/XF 7,031

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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS