



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	0	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

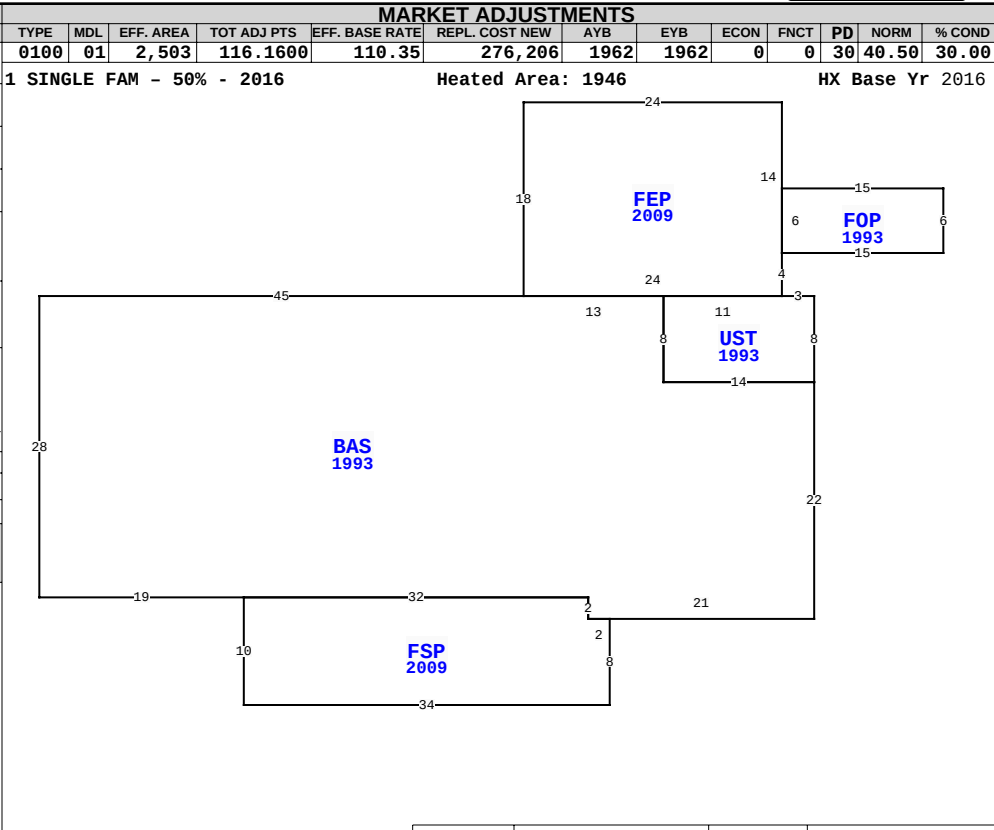
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,946	100	1,946	64,422
FEP	432	80	346	11,454
FOP	90	30	27	894
FSP	336	40	134	4,436
UST	112	45	50	1,655

TOTALS	2,916		2,503	82,862
--------	-------	--	-------	--------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	50	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	50	0	0	2,012.00	SF	4.00	4.00	
3	0825	BRICK	0	50	0	0	555.00	SF	8.75	8.75	
4	0825	BRICK	0	50	0	0	147.00	SF	8.75	8.75	
5	0810	CONCRETE A	0	50	0	0	230.00	SF	6.50	6.50	
6	0810	CONCRETE A	0	50	3	12	36.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	50		RSF-1300	1300.00	224.00	3.00	LT	



1545 PHILLIPS MANOR RD, FERNANDINA BEACH
--

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1962	1962	3	24	840	
2,012.00	SF	4.00	4.00	100	1962	1962	3	20	1,610	
555.00	SF	8.75	8.75	100	1962	1962	3	41.4	2,010	
147.00	SF	8.75	8.75	100	1962	1962	3	41.4	533	
230.00	SF	6.50	6.50	100	1987	1987	3	52	777	
36.00	SF	6.50	6.50	100	2000	2000	3	79	185	

TOTAL OB/XF											5,955	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
RSF-	1300.00	224.00	3.00	LT		1.00	1.00	0.70	250,000.00	175,000.00	5	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										91,324	
TOTAL MARKET OB/XF VALUE										5,955	
TOTAL LAND VALUE - MARKET										525,000	
TOTAL MARKET VALUE										622,279	
SOH/AGL Deduction										211,115	
ASSESSED VALUE										411,164	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										361,164	
TOTAL JUST VALUE										622,279	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										618,307	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007488	SWIM POOL	19,000	09/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2634/902	4/17/2023	QC	U	I	11	100	
GRANTOR:VITALE LARRY M							
GRANTEE:VITALE MIMI A							
1995/0579	7/28/2015	QC	U	I	11	100	
GRANTOR:VITALE MIMI A							
GRANTEE:VITALE MIMI A & LAR							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
UST=[YR=1993] W3 FEP=[YR=2009] N4 FOP=[YR=1993] E15 N6 W15 S6 \$ N14 W24 S18 BAS=[YR=1993] W45 S28 E19 FSP=[YR=2009] S10 E34 N8 W2 N2 W32 \$ E32 S2 E21 N22 W14 N8 W13 \$ E24 \$ W11 S8 E14 N8 \$.											

VITALE MIMI A
1545 PHILLIPS MANOR ROAD
FERNANDINA BEACH, FL 32035

2024

[illegible]