LOT 11
PHILIPS MANOR SUB PB 2/78

DORSEY JOINT REVOCABLE LIVING TRUST/DORSEY DENNIS
1555 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0480-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

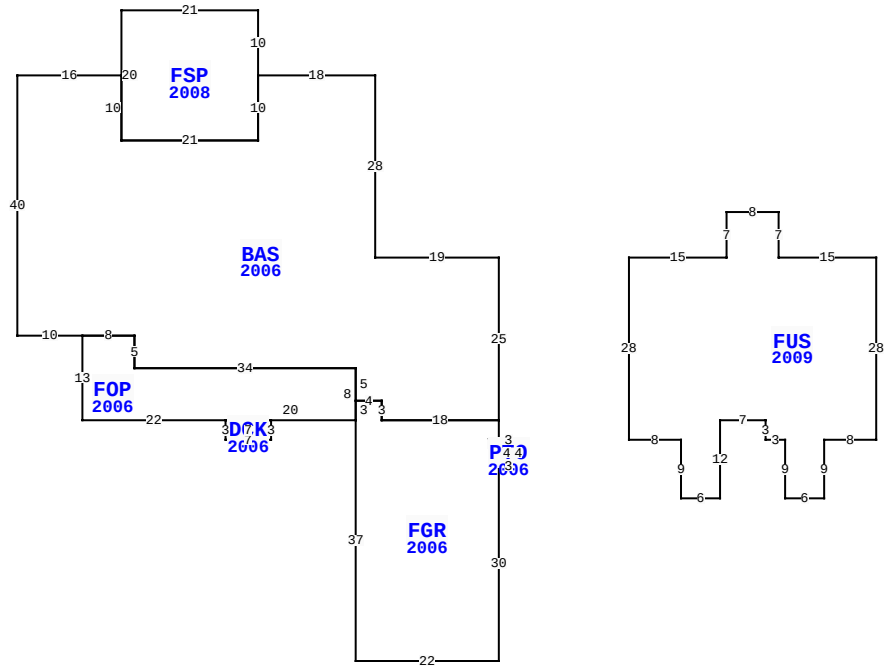
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,662	100	2,662	329,567
DCK	21	10	2	247
FGR	826	55	454	56,207
FOP	376	30	113	13,990
FSP	420	40	168	20,799
FUS	1,207	100	1,207	149,432
PTO	12	5	1	124
TOTALS	5,524		4,607	570,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,607	107.6548	134.57	619,964	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2022 Heated Area: 3869 HX Base Yr 2022



1555 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		570,367
TOTAL MARKET OB/XF VALUE		68,031
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		888,398
SOH/AGL Deduction		164,093
ASSESSED VALUE		724,305
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		674,305
TOTAL JUST VALUE		888,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		865,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
218108	ADDITION	0	09/01/2021
B20910	REMODEL	2,000	01/01/2008
M13526	MECH OTHER	0	12/01/2007
B19638	SWIM POOL	25,210	03/01/2007
E17005	ELEC OTHER	10,000	03/01/2006
M11110	MECH OTHER	0	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/124	12/07/2023	WD	U	I	11	100
GRANTOR: DORSEY JEANETTA ANN &						
GRANTEE: DORSEY JOINT REVOCA						
2605/1171	11/30/2022	WD	U	I	16	226,400
GRANTOR: EAGLE KRYSTAL & JEANE						
GRANTEE: DORSEY JEANETTA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W19 N28 W18 FSP=[YR=2008] N10 W21 S20 E21 N10$ S10 W21 N10 W16 S40 E10 FOP=[YR=2006] S13 E22 DCK=[YR=2006] S3 E7 N3 W7$ E20 FGR=[YR=2006] S37 E22 N30 PTO=[YR=2006] E3 N4 W3 S4$ N7 W18 N3 W4 S3$ N8 W34 N5 W8$ E8 S5 E34 S5 E4 S3 E18 N25$ PTR=E20 FUS=[YR=2009] E15 N7 E8 S7 E15 S28 W8 S9 W6 N9 W3 N3 W7 S12 W6 N9 W8 N28$ W20 $.

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	0810	CONCRETE A	0	100	0	0	508.00	SF	6.50	6.50	100	2006	2006	3	87	2,873	
2	0810	CONCRETE A	0	100	32	2	64.00	SF	6.50	6.50	100	2006	2006	3	87	362	
3	0861	POOL GUNIT	0	100	0	0	353.00	SF	85.00	85.00	100	2007	2007	3	48	14,402	
4	0855	CONC PAVER	0	100	0	0	1,045.00	SF	7.00	7.00	100	2007	2007	3	88	6,437	
5	0911	SCRN RM A	0	100	0	0	1,920.00	SF	17.50	17.50	100	2022	2022	3	97	32,592	
6	0476	VF 6 SBPL	0	100	0	0	340.00	LF	32.00	32.00	100	2022	2022	3	99	10,771	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

LAND DESCRIPTION

TOTAL OB/XF 68,031

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-	1100.00	220.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/24/2022 BY HS Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS