

LOT 12 (EX OR 2454/1915) &
PT LOT 13 RECD IN OR 2454/1918
PHILIPS MANOR SUB PB 2/78

BALL JONATHAN S & JAMIE M
1567 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0480-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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		

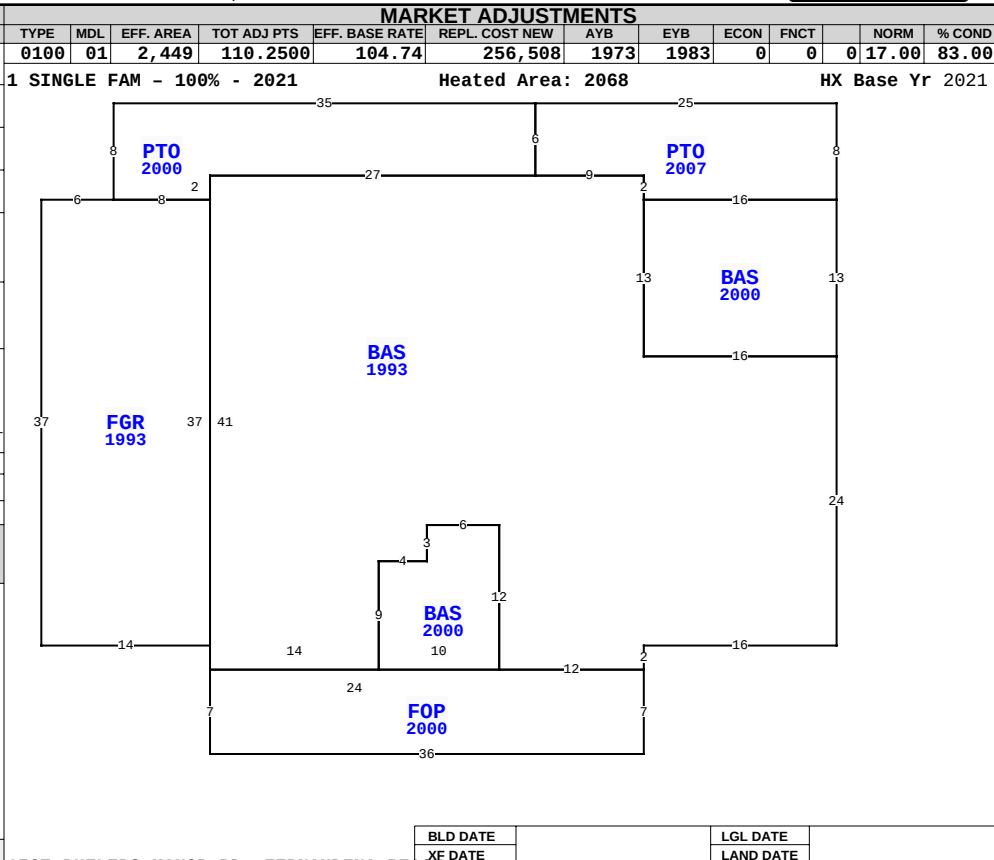
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100	1,752	152,308
BAS	108	100	108	9,389
BAS	208	100	208	18,082
FGR	518	55	285	24,776
FOP	252	30	76	6,607
PTO	226	5	11	956
PTO	182	5	9	783

TOTALS	3,246		2,449	212,902
EXTRA FEATURES				

L N	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	1973	1973	3	32	1,120	
2	0812	CONCRETE C	0	100	0	0	1,539.00	SF	4.00	4.00	100	1973	1973	3	24	1,477	
3	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50	6.50	100	2000	2000	3	79	1,438	
4	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	28	1,400	
6	0811	CONCRETE B	0	100	0	0	520.00	SF	5.20	5.20	100	2007	2007	3	88	2,380	

LAND DESCRIPTION			TOTAL OB/XF 8,391														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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 08/15/2019 BY DJA



TOTAL OB/XF 8,391																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

TOTAL OB/XF 8,391																
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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

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				212,902	
TOTAL MARKET OB/XF VALUE				8,391	
TOTAL LAND VALUE - MARKET				250,000	
TOTAL MARKET VALUE				471,293	
SOH/AGL Deduction				97,050	
ASSESSED VALUE				374,243	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				324,243	
TOTAL JUST VALUE				471,293	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				461,478	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011378	WINDOWS	9,274	12/20/2017
B9906491	ADDITION	10,794	10/01/1999
B940244	REPAIR/RRF	1,170	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2454/1918	4/21/2021	QC	U	V	11	100
GRANTOR: WOLF JOSEPH & MARCIA						
GRANTEE: BALL JONATHAN & JAM						
2375/0717	7/10/2020	WD	Q	I	01	425,000
GRANTOR: LEPIANKA PATRICIA & M						
GRANTEE: BALL JONATHAN S & J						

BUILDING NOTES						
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BUILDING DIMENSIONS						
PTO=[YR=2007] N8 W25 S6 E9 S2 E16\$ BAS=[YR=2000] W16						
BAS=[YR=1993] N2 W9 PTO=[YR=2000] N6 W35 S8 FGR=[YR=1993]						
W6 S37 E14 N37 W8 \$ E8 N2 E27 \$ W27 S41 FOP=[YR=2000] S7 E36						
N7 W12 BAS=[YR=2000] N12 W6 S3 W4 S9 E10 \$ W24 \$ E14 N9 E4						
N3 E6 S12 E12 N2 E16 N24 W16 N13 \$ S13 E16 N13 \$.						

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