LOT 23
IN OR 2106/411
PHILIPS MANOR SUB PB 2/78

ZABERER DONALD & TRACEY
1701 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0480-0023-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

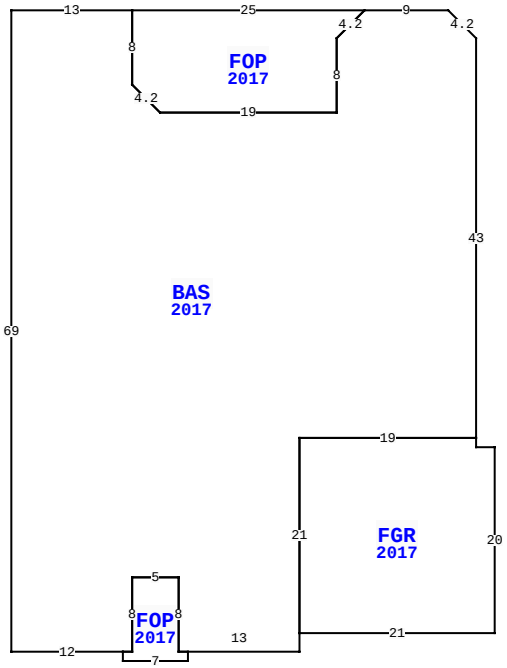
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,727	100	2,727	475,451
FGR	439	55	241	42,019
FOP	47	30	14	2,440
FOP	242	30	73	12,728
TOTALS	3,455		3,055	532,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,055	143.0563	178.82	546,295	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 2727 HX Base Yr 2018



1701 PHILIPS MANOR RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		532,638
TOTAL MARKET OB/XF VALUE		50,870
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		833,508
SOH/AGL Deduction		363,833
ASSESSED VALUE		469,675
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		419,675
TOTAL JUST VALUE		833,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		810,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003717	SWIM POOL	0	07/01/2019
17001854	CO ISSUED	0	03/08/2017
B1633108	NEW CONSTR	330,305	09/22/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2106/0411	3/03/2017	SW	Q	I	02	500,000
GRANTOR: ARTISAN HOMES LLC						
GRANTEE: ZABERER DONALD & TR						
2061/1059	7/28/2016	SW	Q	V	01	125,000
GRANTOR: BLUM H B JR & MARGARE						
GRANTEE: ARTISAN HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W9 FOP=[YR=2017] W25 S8 D3 R3 E19 N8 U3 R3 $ D3 L3 S8 W19 U3 L3 N8 W13 S69 E12 FOP=[YR=2017] S1 E7 N1 W1 N8 W5 S8 W1$ E1 N8 E5 S8 E13 N2 FGR=[YR=2017] E21 N20 W2 N1 W19 S21$ N21 E19 N43$.

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	0812	CONCRETE C	0	100	0	0	1,668.00	SF	4.00	4.00	100	2017	2017	3	97	6,472	
2	0810	CONCRETE A	0	100	0	0	135.00	SF	6.50	6.50	100	2017	2017	3	97	851	
3	0811	CONCRETE B	0	100	0	0	577.00	SF	5.20	5.20	100	2018	2018	3	97	2,910	
4	0855	CONC PAVER	0	100	0	0	544.00	SF	7.00	7.00	100	2018	2018	3	97	3,694	
5	0861	POOL GUNIT	0	100	0	0	440.00	SF	85.00	85.00	100	2019	2019	3	90	33,660	
6	0855	CONC PAVER	0	100	0	0	335.00	SF	10.00	10.00	100	2019	2019	3	98	3,283	

LAND DESCRIPTION

TOTAL OB/XF 50,870

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 12/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS