



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

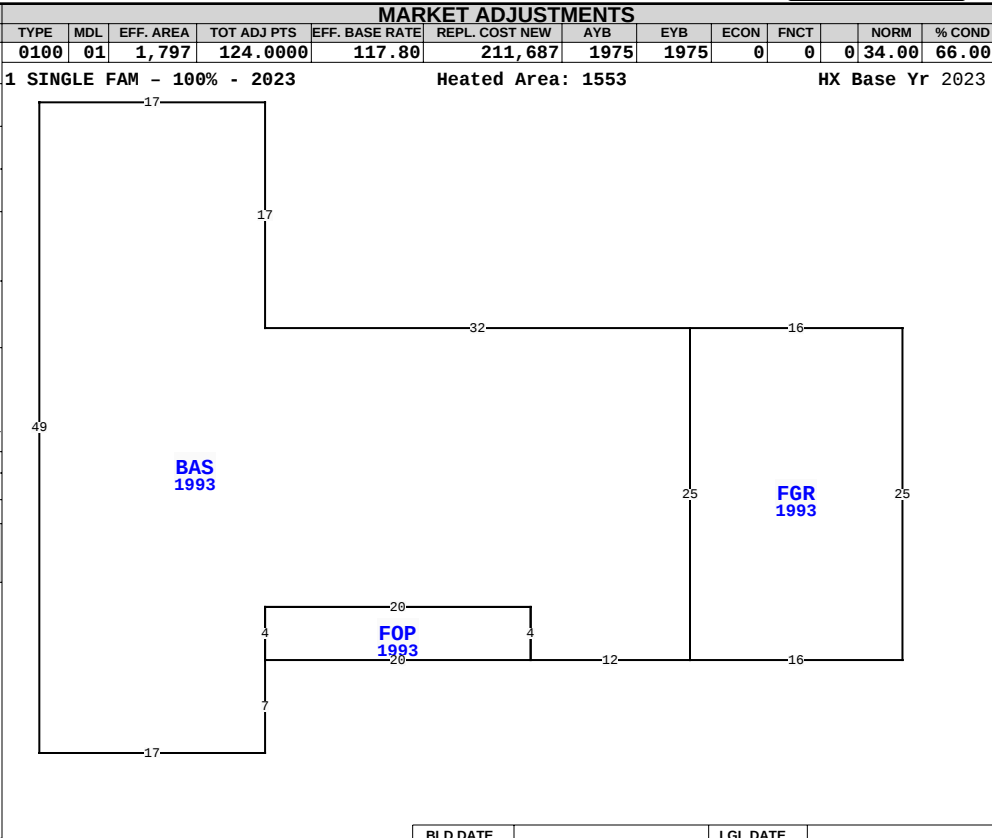
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,553	100	1,553	120,742
FGR	400	55	220	17,105
FOP	80	30	24	1,866
TOTALS	2,033		1,797	139,713

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0850	PEBBLE WLK	0 100	0	0	210.00	SF	1.75	1.75	100	1980	1980	3	32.5	119	
2	0803	ASPHALT C	0 100	0	0	1,125.00	SF	1.00	1.00	100	1980	1980	3	50	563	
3	1242	WD DECK A	0 100	0	0	240.00	SF	10.00	10.00	100	1988	1988	3	20	480	
4	0811	CONCRETE B	0 100	0	0	1,026.00	SF	5.20	5.20	100	2024	2023		100	5,335	
5	0810	CONCRETE A	0 100	0	0	510.00	SF	6.50	6.50	100	2024	2023		100	3,315	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



1725 PHILIPS MANOR RD, FERNANDINA BEACH

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE	158,237	
TOTAL MARKET OB/XF VALUE	9,812	
TOTAL LAND VALUE - MARKET	250,000	
TOTAL MARKET VALUE	418,049	
SOH/AGL Deduction	0	
ASSESSED VALUE	418,049	
TOTAL EXEMPTION VALUE	50,000	
BASE TAXABLE VALUE	368,049	
TOTAL JUST VALUE	418,049	
NCON VALUE	27,174	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	384,905	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017980	GARAGE	59,832	12/07/2022
1111111	N/A	3,000	05/05/1987

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2581/0653	7/29/2022	WD Q
GRANTOR: KILLIAN KATHLEEN M &		
GRANTEE: SMIRNIOTIS PATRICIA		
2561/1313	5/06/2022	FJ U
GRANTOR: ROWE ROGER M & JEANIN		
GRANTEE: KILLIAN KATHLEEN M		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W32 N17 W17 S49 E17 N7 FOP=[YR=1993] E20 N4		
W20S4\$ N4 E20 S4 E12 FGR=[YR=1993] E16 N25 W16S25\$ N25\$.		

SMIRNIOTIS PATRICIA/JACKSON STANLEY JR
1725 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

00-00-30-0480-0028-0000

[illegible]