

12-2N-28 LOT 29
IN OR 1907/282
PHILIPS MANOR SUB PB 2/78

KILLINGSWORTH PATRICIA
1731 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0480-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 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. 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

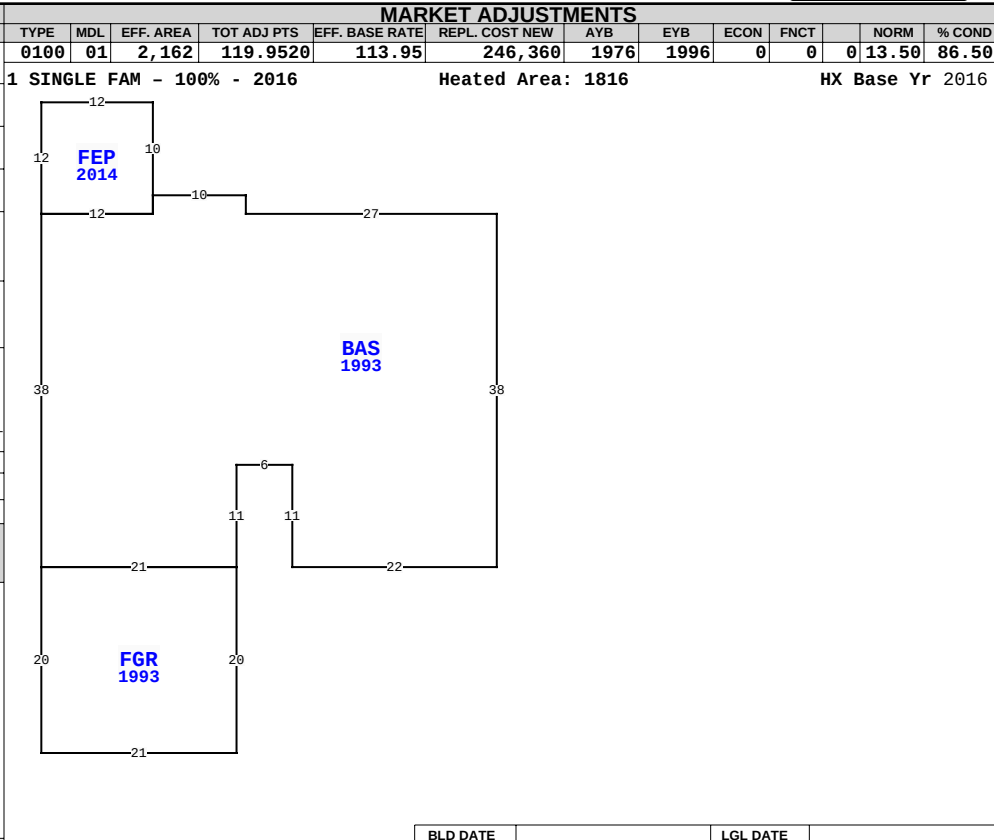
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3029.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100	1,816	178,997
FEP	144	80	115	11,335
FGR	420	55	231	22,769
TOTALS	2,380		2,162	213,101

EXTRA FEATURES		
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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	1976	1976	3	38	1,330	
2	0810	CONCRETE A	0	100	0	0	414.00	SF	6.50	6.50	100	1997	1997	3	73	1,964	
3	0851	PATIO STON	0	100	0	0	358.00	SF	0.75	0.75	100	1997	1997	3	73	196	
4	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	100	2014	2014	3	75	21,420	
5	0855	CONC PAVER	0	100	0	0	490.00	SF	7.00	7.00	100	2014	2014	3	95	3,259	
6	0911	SCRN RM A	0	100	0	0	963.00	SF	17.50	17.50	100	2014	2014	3	65	10,954	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	65	1,300	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	100	



1731 PHILIPS MANOR RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 8			Tax Dist:	
BUILDING MARKET VALUE			213,101	
TOTAL MARKET OB/XF VALUE			40,423	
TOTAL LAND VALUE - MARKET			250,000	
TOTAL MARKET VALUE			503,524	
SOH/AGL Deduction			221,263	
ASSESSED VALUE			282,261	
TOTAL EXEMPTION VALUE			55,000	
BASE TAXABLE VALUE			227,261	
TOTAL JUST VALUE			503,524	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			495,982	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429003	SCRNENCL	6,300	06/01/2014
B1428658	SWIM POOL	30,000	04/01/2014
B1213107	REPAIR/RRF	9,600	09/03/2012
B950296	REPAIR/RRF	2,166	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1907/0282	3/06/2014	WD	Q	I	01	228,000
GRANTOR: DUNCAN BARBARA						
GRANTEE: KILLINGSWORTH PATRI						
0762/0770	6/07/1996	WD	U	I	06	21,000
GRANTOR: KEMPER VERNON L SR						
GRANTEE: KEMPER BARBARA						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1993] W27 N2 W10 FEP=[YR=2014] N10 W12 S12 E12 N2\$ S2 W12 S38 FGR=[YR=1993] S20E21 N20 W21\$ E21 N11 E6 S11 E22 N38\$.		