12-2N-28 LOT 31
IN OR 187 PG 628
PHILIPS MANOR SUB PB 2/78

GUESS KAY
1743 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0480-0031-0000

BUILDING CHARACTERISTICS

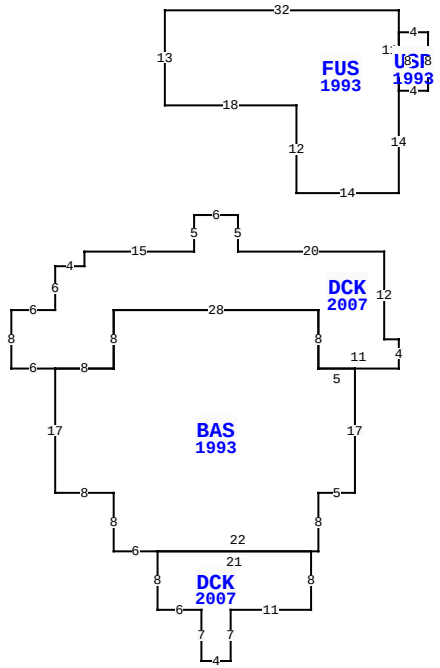
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,145	100	1,145	73,282
DCK	196	10	20	1,280
DCK	574	10	57	3,648
FUS	584	100	584	37,377
USP	32	30	10	640
TOTALS	2,531		1,816	116,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	87.5000	83.12	150,946	1960	1960	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 1975 Heated Area: 1729 HX Base Yr 1975



1743 PHILIPS MANOR RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		116,228
TOTAL MARKET OB/XF VALUE		6,486
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		372,714
SOH/AGL Deduction		281,276
ASSESSED VALUE		91,438
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		36,438
TOTAL JUST VALUE		372,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0187/0628	1/01/1975	WD	Q	I		25,000
GRANTOR:						
GRANTEE:						
0103/0270	1/01/1970	TA	U	I		10,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W2 N12 W20 N5 W6 S5 W15 S2 W4 S6 W6 S8 E6 BAS=[YR=1993] S17 E8 S8 E6 DCK=[YR=2007] S8 E6 S7 E4 N7 E11 N8 W21 $ E22 N8 E5 N17 W5 N8 W28 S8 W8 $ E8 N8 E28 S8 E11 N4 $ PTR= N20 FUS=[YR=1993] N14 USP=[YR=1993] E4 N8 W4 S8 $ N11W32 S13 E18 S12 E14 $ S20 $.

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	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
2	0680	POLE SHED	0	100	16	9	144.00	SF	10.00	10.00	100	1992	1992	3	20	288	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	1998	1998	3	20	322	
4	0825	BRICK	0	100	0	0	500.00	SF	12.50	12.50	100	1980	1980	3	73.5	4,594	
5	0810	CONCRETE A	0	100	0	0	100.00	SF	6.50	6.50	100	1960	1960	3	20	130	

LAND DESCRIPTION

TOTAL OB/XF 6,486

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	100.00	172.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 08/14/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS