LOT 4
PHILIPS MANOR ADD PB 4/90

FREDIANI STEVEN J & GAYLE S
4637 PHILIPS MANOR PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-0485-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

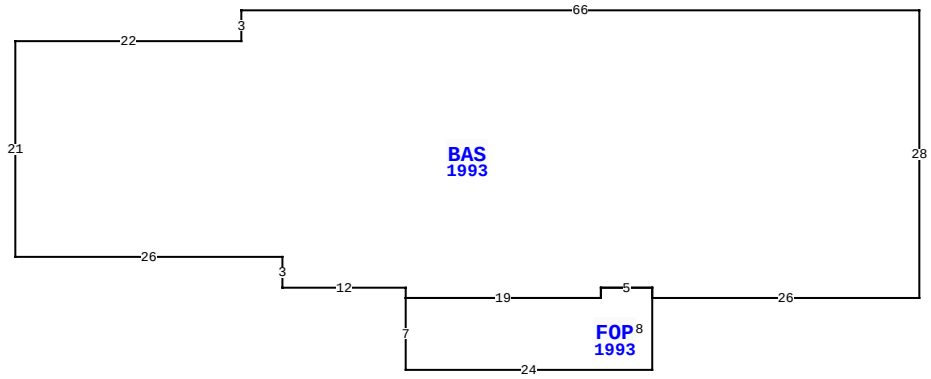
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 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	2,277	100	2,277	219,079
FOP	173	30	52	5,003
TOTALS	2,450		2,329	224,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,329	114.1161	108.41	252,487	1988	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 0% - 0 Heated Area: 2277 HX Base Yr



4637 PHILIPS MANOR PL, 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	302,058
TOTAL MARKET OB/XF VALUE	7,012
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	559,070
SOH/AGL Deduction	81,201
ASSESSED VALUE	477,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	477,869
TOTAL JUST VALUE	559,070
NCON VALUE	86,682
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	435,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230005805			05/05/2023
22007659	RAD	167,650	05/17/2022
B1327206	DOOR	1,650	05/01/2013
4625	NEW CONSTR	59,823	01/26/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/0587	12/18/2019	WD	Q	I	01	383,500
GRANTOR: GIBBS MICHAEL						
GRANTEE: FREDIANI STEVEN J &						
2280/1533	5/20/2019	WD	Q	I	01	280,000
GRANTOR: PETERSON JEFFERY J &						
GRANTEE: GIBBS MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S3 W22 S21 E26 S3 E12 S1 FOP=[YR=1993] S7 E24 N8 W5 S1 W19 $ E19 N1 E5 S1 E26 N28 $.

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
2	0810	CONCRETE A	0	0	21	21	441.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,562	
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1991	1991	3	20	576	
4	0810	CONCRETE A	1	0	34	10	340.00	SF	6.50	6.50	100	2024	2023		100	2,210	
5	1243	WD DECK F	1	0	0	0	370.00	SF	8.00	8.00	100	2024	2020		90	2,664	

LAND DESCRIPTION

TOTAL OB/XF 7,012

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	0		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 08/14/2023 BY TW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

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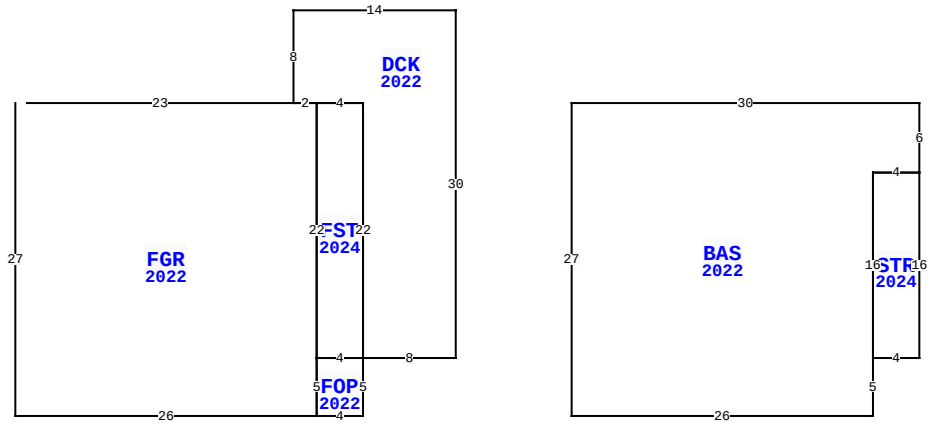
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	726	100	726	46,979
DCK	288	10	29	1,877
FGR	710	55	390	25,237
FOP	20	30	6	388
FST	88	55	48	3,106
STR	64	10	6	388
TOTALS	1,896		1,205	77,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,205	129.4260	64.71	77,976	2023	2023	0	0	0	0.00	100.00

2 ACCESORY U – 0% - 2024 Heated Area: 726 HX Base Yr



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GRANTOR: PETERSON JEFFERY J &						
GRANTEE: GIBBS MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-18,15] W30 S27 E26 N5 N16 E4 N6 $
FGR=[YR=2022;ORIG=-96,15] S27 E26 N5 N22 U0L2 D0L23 $
DCK=[YR=2022;ORIG=-58,37] N30 W14 S8 E2 E4 S22 E8 $
FOP=[YR=2022;ORIG=-70,42] E4 N5 W4 S5 $
FST=[YR=2024;ORIG=-70,15] E4 S22 W4 N22 $
STR=[YR=2024;ORIG=-22,21] E4 S16 W4 N16 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/14/2023 BY TW Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS