LOT 7
IN OR 1563/1704
PHILIPS MANOR ADD PB 4/90

WALLACE ROBERT W & JOYCE A
257 CENTER HILL RD
PLYMOUTH, MA 02360

2024

00-00-30-0485-0007-0000

BUILDING CHARACTERISTICS

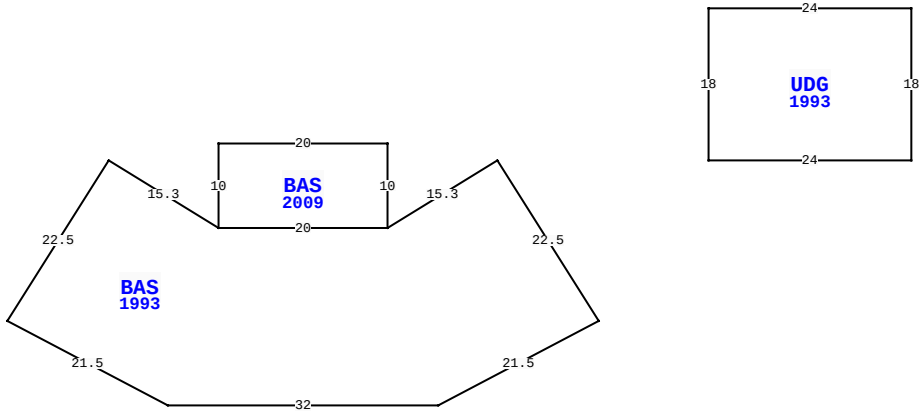
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,348	100	1,348	155,611
BAS	200	100	200	23,088
UDG	432	55	238	27,475
TOTALS	1,980		1,786	206,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,786	110.6000	138.25	246,914	1980	1990	0	0	0	16.50	83.50

1 SNGL FAM – 0% - 0 Heated Area: 1548 HX Base Yr



1560 PHILIPS MANOR RD, FERNANDINA BEACH

BLD DATE	02/19/2010	RK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	206,173
TOTAL MARKET OB/XF VALUE	23,986
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	480,159
SOH/AGL Deduction	118,741
ASSESSED VALUE	361,418
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	361,418
TOTAL JUST VALUE	480,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	471,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1704	4/29/2008	WD	Q	I		285,000
GRANTOR: ROBERTSON ROBERT K &						
GRANTEE: WALLACE ROBERT W &						
0878/0454	4/09/1999	WD	Q	I		123,500
GRANTOR: BRUNING RICHARD J						
GRANTEE: ROBERTSON ROBERT K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] D8 L13 BAS=[YR=2009] N10 W20 S10 E20 $ W20 U8 L13 D19 L12 D10 R19 E32 U10 R19 U19 L12 $ PTR=E25 UDG=[YR=1993] E24 N18 W24S18$W25$.

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	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50	6.50	100	1980	1980	3	32.5	380	
2	0861	POOL GUNIT	0	0	0	0	646.00	SF	85.00	85.00	100	1980	1980	3	20	10,982	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
4	0910	SCRN RM L	0	0	0	0	1,288.00	SF	15.00	15.00	100	1989	1989	3	20	3,864	
5	0845	KOOL DECK	0	0	0	0	645.00	SF	7.25	7.25	100	1989	1989	3	57	2,665	
6	0812	CONCRETE C	0	0	0	0	1,608.00	SF	4.00	4.00	100	1989	1989	3	57	3,666	
7	0350	CARPORT WD	0	0	22	14	308.00	SF	13.00	13.00	100	1989	1989	3	20	801	

LAND DESCRIPTION

TOTAL OB/XF 23,986

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	0003	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 04/09/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS