

BLOCK 241 LOT 10 & N1/2 OF 11
IN OR 1936/47
CITY OF FDNA BEACH

HUBEN EDWARD F & ELIZABETH ANN
4615 PHILIPS MANOR PL
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0241-0100



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100	1,089	112,770
FGR	220	55	121	12,530
FOP	14	30	4	414
FST	96	55	53	5,488
TOTALS	1,419		1,267	131,203

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	3	48	144.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	0	17	39	663.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	0	0006	R-2	38.00	100.00	38.00	FF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	01	1,267	122.8240	116.68	147,834	1987	2000	0	0	11.25	88.75
1 TOWNHOUSE - 0% - 0 Heated Area: 1089 HX Base Yr											
422 S 13TH ST A, FERNANDINA BEACH											

TOTAL OB/XF 2,728											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		131,203	
TOTAL MARKET OB/XF VALUE		2,728	
TOTAL LAND VALUE - MARKET		100,320	
TOTAL MARKET VALUE		234,251	
SOH/AGL Deduction		101,410	
ASSESSED VALUE		132,841	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		132,841	
TOTAL JUST VALUE		234,251	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		226,001	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1936/0047	9/05/2014	QC	U	I	11	100	
GRANTOR: HUBEN EDWARD F							
GRANTEE: HUBEN EDWARD F & EL							
1912/1334	4/15/2014	SW	U	I	12	47,000	
GRANTOR: FEDERAL HOME LOAN MOR							
GRANTEE: HUBEN EDWARD F							

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W12 BAS=[YR=1993] W15 S20 FOP=[YR=1993] S6 E3 N3 U3 L3 \$ D3 R3 S3W3 S10 E1 S18 E15 N2 FGR=[YR=1993] E11 N20 W11 S20 \$ N20 E11 N24 W12 N8 \$ S8 E12 N8 \$.											