LOT 10
THE COLONY PB 4/56

TRENT MORGAN J/TRENT JOHN E & DOROTHY R
1702 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0190-0010-0000

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	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

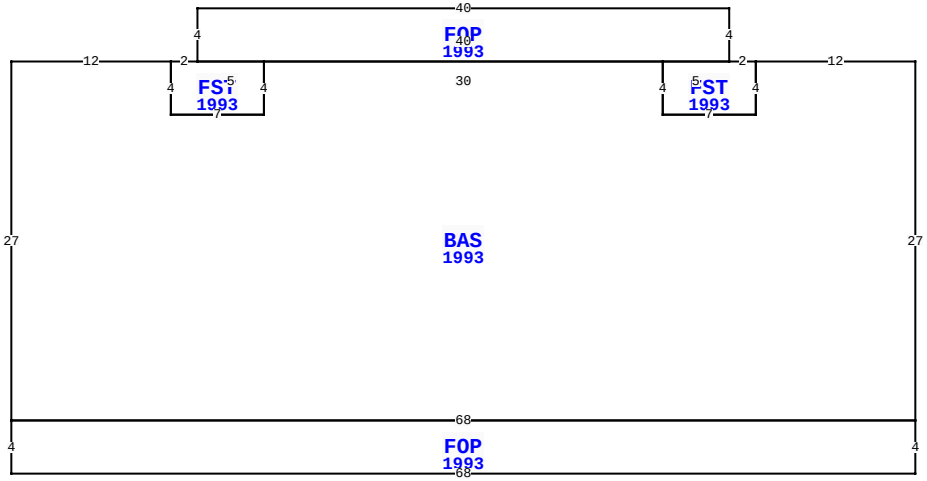
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,780	100	1993	1,780	199,813
FOP	160	30	1993	48	5,389
FOP	272	30	1993	82	9,205
FST	28	55	1993	15	1,684
FST	28	55	1993	15	1,684
TOTALS	2,268			1,940	217,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,940	100.9400	133.24	258,486	1972	1990	0	0	0	15.75	84.25

1 DUPLEX – 61% - 2025 Heated Area: 1780 HX Base Yr 2025



1702 PHILIPS MANOR RD, FERNANDINA BEACH

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

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	7	9	63.00	SF	30.00	30.00	100	1985	1985	3	20	378	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		217,774
TOTAL MARKET OB/XF VALUE		378
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		418,152
SOH/AGL Deduction		0
ASSESSED VALUE		418,152
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		367,430
TOTAL JUST VALUE		418,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1702	6/28/2024	WD	Q	I	01	495,000
GRANTOR: FLEMING JOHN T						
GRANTEE: TRENT MORGAN J						
1320/0949	5/26/2005	QC	Q	I	01	100
GRANTOR: FLEMING JOHN T & JOAN						
GRANTEE: GLEMING SUSANNAH ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FST=[YR=1993] W2 FOP=[YR=1993] N4 W40 S4 FST=[YR=1993] W2 S4 E7 N4 W5$ E40$ W5 S4 E7 N4$ S4 W7 N4 W30 S4 W7 N4 W12 S27 FOP=[YR=1993] S4 E68 N4W68$ E68 N27$.

LAND DESCRIPTION

TOTAL OB/XF 378

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	000800	C	MULTI-FAMILY	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.80	250,000.00	200,000.00	200,000							

REVIEW DATE 04/09/2020 BY DJA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS