

12-2N-28 LOT 4
IN OR 1027/962
PHILIPS MANOR SUB PB 2/78

BLANCETT JERRY & MARY F
1523 PHILLIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0480-0004-0000



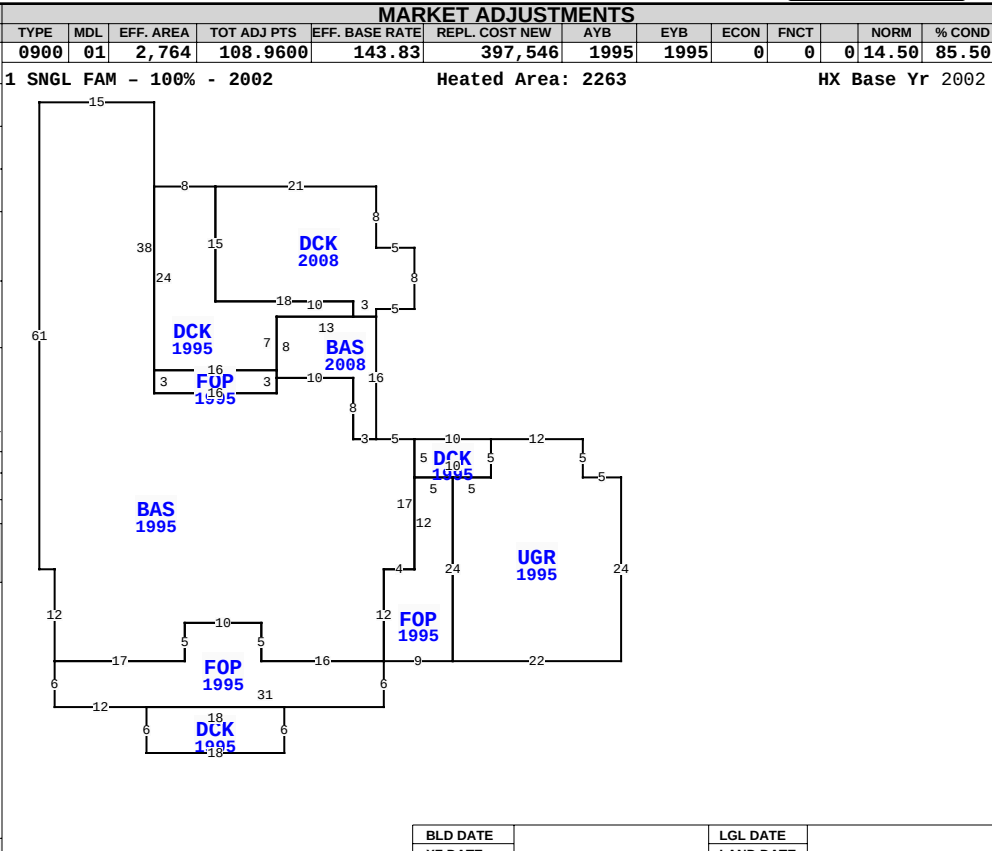
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,135	100	1995	2,135	262,551
BAS	128	100	2008	128	15,741
DCK	50	10	1995	5	615
DCK	108	10	1995	11	1,353
DCK	284	10	1995	28	3,443
DCK	361	10	2008	36	4,427
FOP	48	30	1995	14	1,722
FOP	168	30	1995	50	6,149
FOP	308	30	1995	92	11,313
UGR	588	45	1995	265	32,588
TOTALS	4,178			2,764	339,902

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0812	CONCRETE C	0	100	0	0	1,311.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	292.00	SF	6.50
4	0855	CONC PAVER	0	100	24	4	96.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00



1523 PHILIPS MANOR RD, FERNANDINA BEACH									
TOTAL OB/XF 6,861									

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		339,902	
TOTAL MARKET OB/XF VALUE		6,861	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		596,763	
SOH/AGL Deduction		311,436	
ASSESSED VALUE		285,327	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		234,605	
TOTAL JUST VALUE		596,763	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		580,784	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9501593	NEW CONSTR	84,000	01/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1027/0962	12/28/2001	WD	Q	I		322,000	
GRANTOR: COLLINS STEVE V & JAN							
GRANTEE: BLANCETT JERRY & MA							
0721/0936	1/06/1995	WD	Q	V	01	1,700	
GRANTOR: COLLINS JANE PHILIPS							
GRANTEE: COLLINS JANE PHILIP							

BUILDING NOTES									
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BUILDING DIMENSIONS

UGR=[YR=1995] W5 N5 W12 DCK=[YR=1995] W10 BAS=[YR=1995] W5

BAS=[YR=2008] N16 DCK=[YR=2008] N1 E5 N8 W5 N8 W21

DCK=[YR=1995] W8 S24 FOP=[YR=1995] S3 E16 N3 W16\$ E16 N7 E10

N2 W18 N15\$ S15 E18 S2 E3\$ W13 S8 E10 S8 E3\$ W3 N8 W10 S2 W16

N38 W15 S61 E2 S12 FOP=[YR=1995] S6 E12 DCK=[YR=1995] S6 E18

N6 W18\$ E31 N6 W16 N5 W10 S5 W17\$ E17 N5 E10 S5 E16

FOP=[YR=1995] E9 N24 W5 S12 W4 S12\$ N12 E4 N17\$ S5 E10 N5\$ S5

W5 S24 E22 N24\$.