12-2N-28 LOTS 6 & 7
PHILIPS MANOR SUB PB 2/78

SPENCER GARY A & KENDREA K L/E/
1533 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0480-0006-0000

BUILDING CHARACTERISTICS

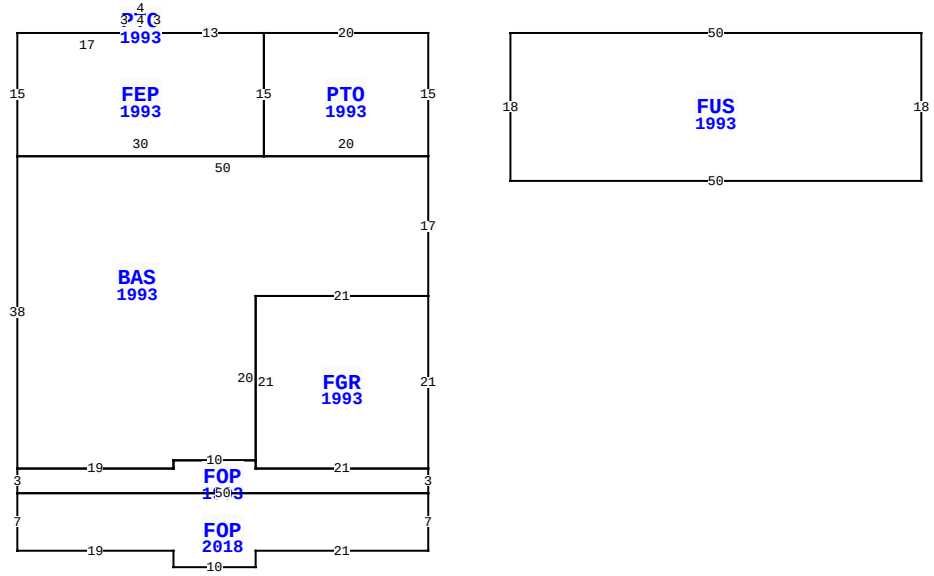
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	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	1,449	100	1993	1,449	118,128
FEP	450	80	1993	360	29,348
FGR	441	55	1993	243	19,810
FOP	160	30	1993	48	3,913
FOP	370	30	2018	111	9,049
FUS	900	100	1993	900	73,371
PTO	12	5	1993	1	81
PTO	300	5	1993	15	1,223
TOTALS	4,082			3,127	254,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,127	117.3000	117.30	366,797	1963	1983	0	0	0	30.50	69.50

1 SINGLE FAM – 100% - 2018 Heated Area: 2349 HX Base Yr 2018



1533 PHILIPS MANOR RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		254,924
TOTAL MARKET OB/XF VALUE		9,247
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		689,171
SOH/AGL Deduction		290,652
ASSESSED VALUE		398,519
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		347,797
TOTAL JUST VALUE		689,171
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		678,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1706892	REMODEL	35,000	08/02/2017
E20129	ELEC OTHER	0	10/01/2007
6423	REPAIR/RRF	4,000	04/23/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2779/191	4/01/2025	LE	U	I	11	100
GRANTOR: SPENCER GARY A & KEND						
GRANTEE: SPENCER NICHOLAS						
2040/1570	4/15/2016	WD	Q	I	01	360,000
GRANTOR: SMITH CHROMER A & SUE						
GRANTEE: SPENCER GARY A & KE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W20 FEP=[YR=1993] W13 PTO=[YR=1993] N3 W4 S3 E4$ W17 S15 BAS=[YR=1993] S38 FOP=[YR=1993] S3 FOP=[YR=2018] S7 E19 S2 E10 N2 E21 N7 W50$ E50 N3 FGR=[YR=1993] N21 W21 S21 E21$ W21 N1 W10 S1 W19$ E19 N1 E10 N20 E21 N17 W50$ E30 N15$ S15 E20 N15$ PTR=E10 FUS=[YR=1993] E50 S18 W50 N18$ W10$.

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	100	0	0	447.00	SF	6.50	6.50	100	1963	1963	3	20	581	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1963	1963	3	24	840	
3	0812	CONCRETE C	0	100	0	0	2,386.00	SF	4.00	4.00	100	2003	2003	3	82	7,826	

LAND DESCRIPTION

TOTAL OB/XF 9,247

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	RES	100		RSF-	1200.00	226.00	2.00	LT		1.00	1.00	0.85	250,000.00	212,500.00	425,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 07/30/2025 BY SYS