

LOT 12 (EX OR 2454/1915) &
PT LOT 13 RECD IN OR 2454/1918
PHILIPS MANOR SUB PB 2/78

BALL JONATHAN S & JAMIE M
1567 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0480-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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		

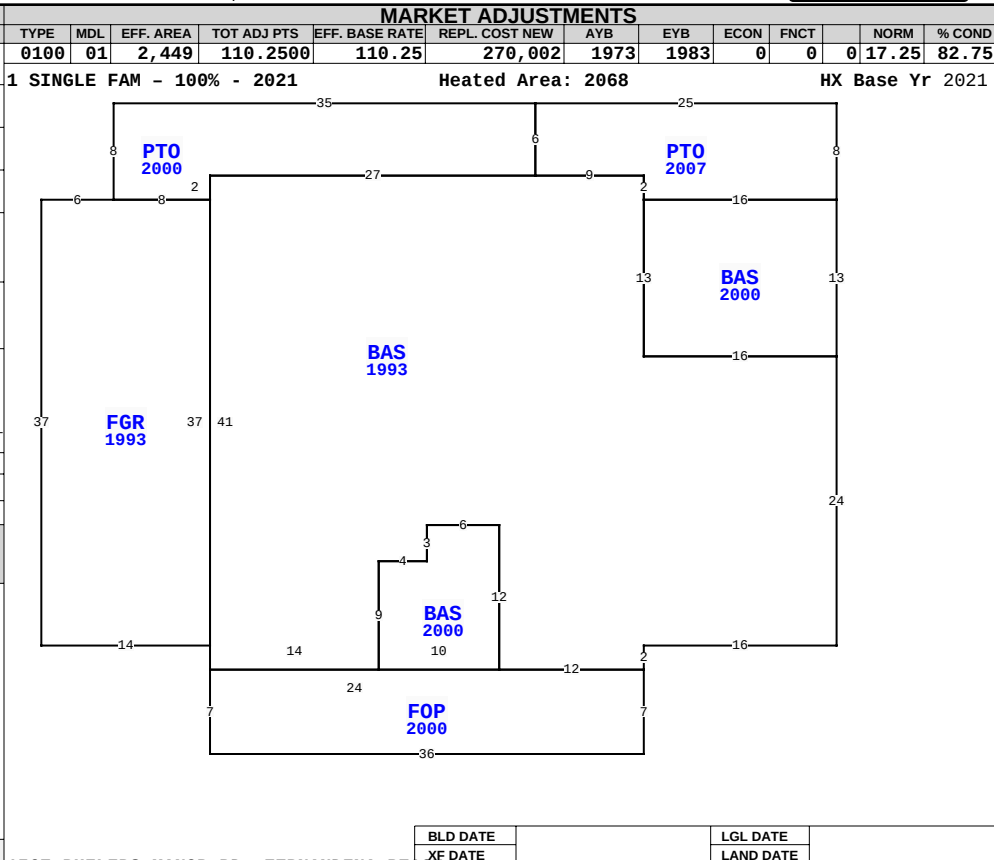
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100	1993	1,752	159,838
BAS	108	100	2000	108	9,853
BAS	208	100	2000	208	18,976
FGR	518	55	1993	285	26,001
FOP	252	30	2000	76	6,934
PTO	226	5	2000	11	1,004
PTO	182	5	2007	9	821

TOTALS	3,246			2,449	223,427
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,539.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	280.00	SF	6.50
4	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00
6	0811	CONCRETE B	0	100	0	0	520.00	SF	5.20

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

REVIEW DATE 08/15/2019 BY DJA



1567 PHILIPS MANOR RD, FERNANDINA BEACH									
TOTAL OB/XF 8,201									

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

Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 8									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					223,427				
TOTAL MARKET OB/XF VALUE					8,201				
TOTAL LAND VALUE - MARKET					250,000				
TOTAL MARKET VALUE					481,628				
SOH/AGL Deduction					96,532				
ASSESSED VALUE					385,096				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					334,374				
TOTAL JUST VALUE					481,628				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					471,293				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011378	WINDOWS	9,274	12/20/2017
B9906491	ADDITION	10,794	10/01/1999
B940244	REPAIR/RRF	1,170	10/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2454/1918	4/21/2021	QC	U	V	11		100
GRANTOR: WOLF JOSEPH & MARCIA							
GRANTEE: BALL JONATHAN & JAM							
2375/0717	7/10/2020	WD	Q	I	01		425,000
GRANTOR: LEPIANKA PATRICIA & M							
GRANTEE: BALL JONATHAN S & J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2007] N8 W25 S6 E9 S2 E16\$ BAS=[YR=2000] W16 BAS=[YR=1993] N2 W9 PTO=[YR=2000] N6 W35 S8 FGR=[YR=1993] W6 S37 E14 N37 W8 \$ E8 N2 E27 \$ W27 S41 FOP=[YR=2000] S7 E36 N7 W12 BAS=[YR=2000] N12 W6 S3 W4 S9 E10 \$ W24 \$ E14 N9 E4 N3 E6 S12 E12 N2 E16 N24 W16 N13 \$ S13 E16 N13 \$.									

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