LOTS 16 & 17
PT OR 2227/1373
PHILIPS MANOR SUB 2/78

PHILIPS ENTERPRISES LLC
1433 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0480-0016-0000

NASSAU COUNTY PROPERTY

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	03	PLASTER 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

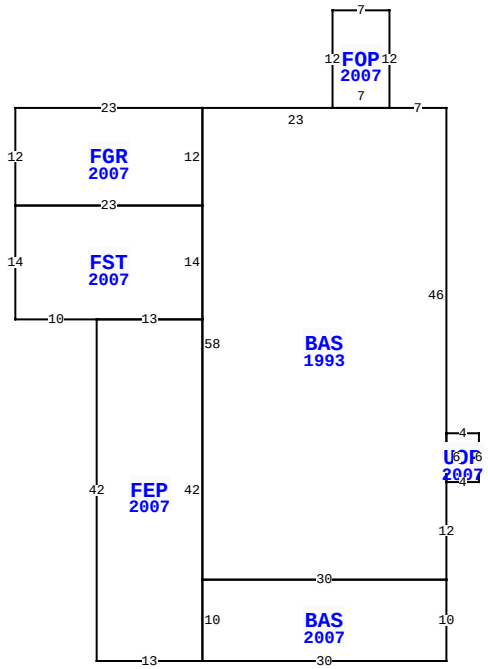
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1993	1,740	140,848
BAS	300	100	2007	300	24,284
FEP	546	80	2007	437	35,374
FGR	276	55	2007	152	12,304
FOP	84	30	2007	25	2,024
FST	322	55	2007	177	14,328
UOP	24	20	2007	5	405
TOTALS	3,292			2,836	229,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,836	119.0400	119.04	337,597	1959	1980	0	0	0	32.00	68.00

1 SINGLE FAM – 0% - 0 Heated Area: 2040 HX Base Yr



1641 PHILIPS MANOR RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	229,566
TOTAL MARKET OB/XF VALUE	13,735
TOTAL LAND VALUE - MARKET	500,000
TOTAL MARKET VALUE	743,301
SOH/AGL Deduction	90,610
ASSESSED VALUE	652,691
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	652,691
TOTAL JUST VALUE	743,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	733,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2227/1373	9/27/2018	WD	U	I	11	100
GRANTOR: COLLINS JANE GARRETT						
GRANTEE: PHILIPS ENTERPRISES						
2165/0769	12/19/2017	WD	U	I	11	100
GRANTOR: COLLINS JANE GARRETT						
GRANTEE: COLLINS JANE GARRET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FOP=[YR=2007] N12 W7 S12 E7 $ W23 FGR=[YR=2007] W23 S12 FST=[YR=2007] S14 E10 FEP=[YR=2007] S42 E13 BAS=[YR=2007] E30 N10 W30 S10 $ N42 W13 $ E13 N14 W23 $ E23 N12 $ S58 E30 N12 UOP=[YR=2007] E4 N6 W4 S6 $ N46 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1959	1959	3	20	700	
2	0680	POLE SHED	0	0	0	0	308.00	SF	10.00	10.00	100	1970	1970	3	20	616	
3	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1959	1959	3	20	480	
4	0810	CONCRETE A	0	0	0	0	246.00	SF	6.50	6.50	100	1959	1959	3	20	320	
5	0812	CONCRETE C	0	0	0	0	3,063.00	SF	4.00	4.00	100	2007	2007	3	87	10,659	
6	0300	BOAT DCK W	0	0	16	6	96.00	SF	40.00	40.00	100	1998	1998	3	25	960	

LAND DESCRIPTION

TOTAL OB/XF 13,735

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	0		RSF-	1355.00	200.00	2.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	500,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/30/2025 BY SYS