12-2N-28 LOT 20
IN OR 698 PG 1015
PHILIPS MANOR SUB PB 2/78

LOCKWOOD EVELYN M
1683 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0480-0020-0000

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	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

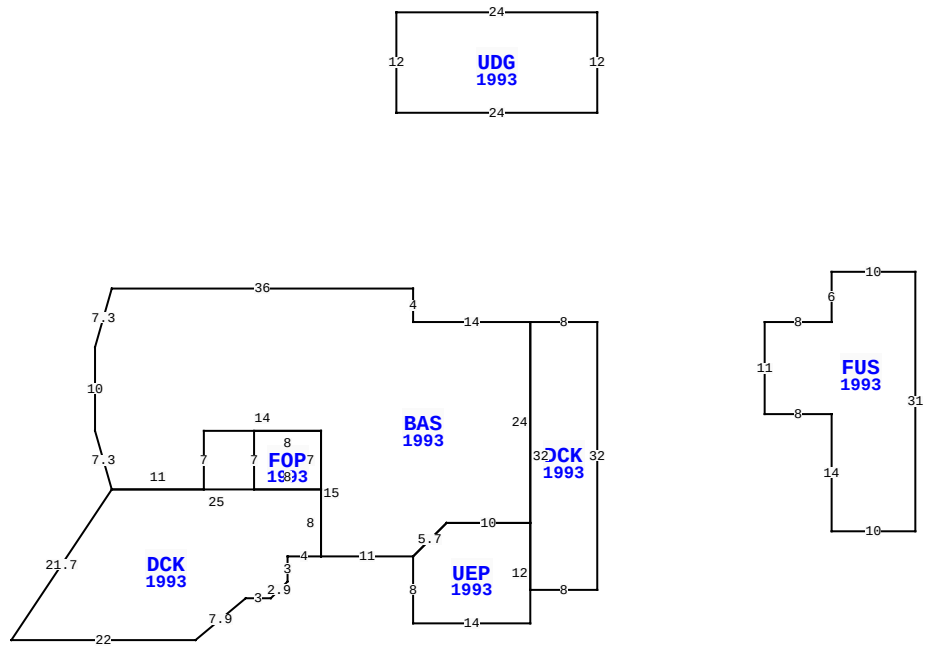
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1993	1,232	108,901
DCK	256	10	1993	26	2,298
DCK	476	10	1993	48	4,243
FOP	56	30	1993	17	1,503
FUS	398	100	1993	398	35,180
UDG	288	55	1993	158	13,967
UEP	160	60	1993	96	8,486
TOTALS	2,866			1,975	174,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	106.8200	106.82	210,970	1979	1984	0	0	0	17.25	82.75

1 SINGLE FAM – 100% - 2025 Heated Area: 1630 HX Base Yr 2025



1683 PHILIPS MANOR RD, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		174,578
TOTAL MARKET OB/XF VALUE		5,452
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		430,030
SOH/AGL Deduction		292,457
ASSESSED VALUE		137,573
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		81,851
TOTAL JUST VALUE		430,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20215446	REPAIR/RRF	0	05/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0698/1015	2/16/1994	WD	Q	I		98,000
GRANTOR: MYERS GARY & TONI						
GRANTEE: LOCKWOOD JOHN JR &						
0339/0143	6/01/1981	WD	Q	I		67,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W8 BAS=[YR=1993] W14 N4 W36 L2 D7 S10 D7 R2 DCK=[YR=1993] L12 D18 E22 R6 U5 E3 R2 U2 N3 E4 N8 FOP=[YR=1993] N7 W8 S7 E8 $ W25 $ E11 N7 E14 S15 E11 UEP=[YR=1993] S8 E14 N12 W10 D4 L4 $ R4 U4 E10 N24 $ S32 E8 N32 $ PTR=E20 FUS=[YR=1993] E8 N6 E10 S31 W10 N14 W8 N11$ W20$ PTR=N25 UDG=[YR=1993] N12 W24 S12 E24$ S25$.

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	0812	CONCRETE C	0	100	0	0	1,764.00	SF	4.00	4.00	100	1993	1993	3	64	4,516	
2	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	1993	1993	3	20	360	
3	0681	POLE SHED	0	100	24	8	192.00	SF	15.00	15.00	100	1993	1993	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 5,452

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-1	100.00	201.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 10/29/2021 BY RK Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS