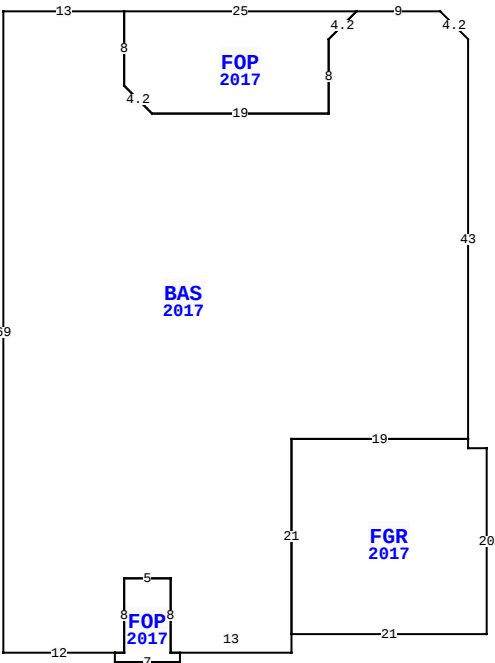


ZABERER DONALD & TRACEY
1701 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

00-00-30-0480-0023-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	10	ABOVE AVG 100								0900	11	3,055	143.0563	188.83	576,876	2017	2017		0	0	3.00	97.00																	
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2018										Heated Area: 2727										HX Base Yr 2018									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	11	CLAY TILE 60																																					
Interior Floo	14	CARPET 40																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		3.5 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Quality		04	Quality Level 04																																				
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	2,727	100	2017	2,727	499,491																																		
FGR	439	55	2017	241	44,143																																		
FOP	47	30	2017	14	2,565																																		
FOP	242	30	2017	73	13,371																																		
TOTALS		3,455			3,055	559,570																																	
EXTRA FEATURES										1701 PHILIPS MANOR RD, FERNANDINA BEACH																													
L N	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	1,668.00	SF	4.00	4.00	100	2017	2017	3	96	6,405																							
2	0810	CONCRETE A	0	100	0	0	135.00	SF	6.50	6.50	100	2017	2017	3	96	842																							
3	0811	CONCRETE B	0	100	0	0	577.00	SF	5.20	5.20	100	2018	2018	3	97	2,910																							
4	0855	CONC PAVER	0	100	0	0	544.00	SF	7.00	7.00	100	2018	2018	3	97	3,694																							
5	0861	POOL GUNIT	0	100	0	0	440.00	SF	85.00	85.00	100	2019	2019	3	87	32,538																							
6	0855	CONC PAVER	0	100	0	0	335.00	SF	10.00	10.00	100	2019	2019	3	97	3,250																							
LAND DESCRIPTION										TOTAL OB/XF										49,639																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000																						
REVIEW DATE 12/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS																																							