LOT 28
PHILIPS MANOR SUB PB 2/78

SMIRNIOTIS PATRICIA/JACKSON STANLEY JR
1725 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0480-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

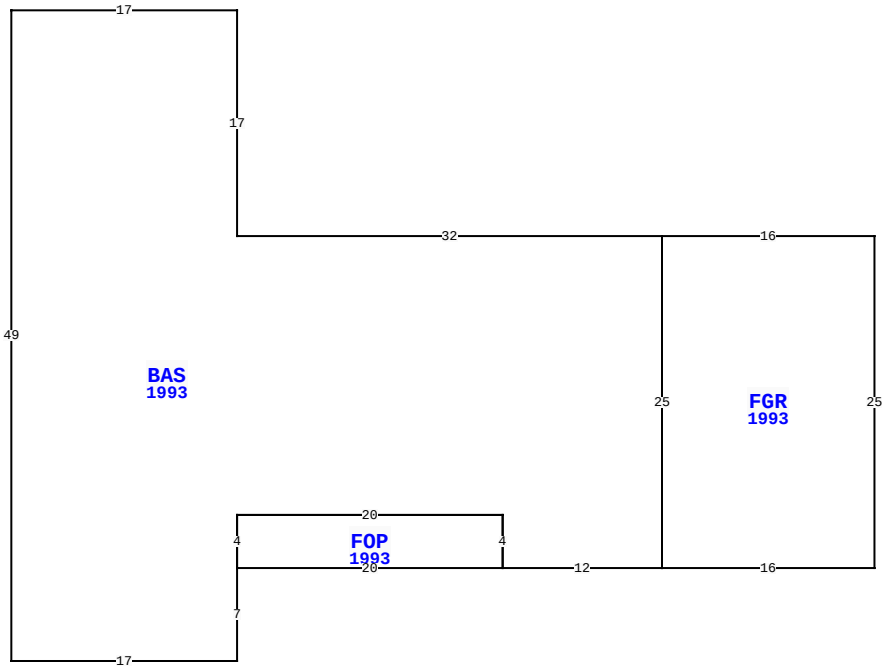
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,553	100	1993	1,553	126,135
FGR	400	55	1993	220	17,868
FOP	80	30	1993	24	1,949
TOTALS	2,033			1,797	145,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,797	124.0000	124.00	222,828	1975	1975	0	0	0	34.50	65.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1553 HX Base Yr 2023



1725 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		165,536
TOTAL MARKET OB/XF VALUE		9,803
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		425,339
SOH/AGL Deduction		0
ASSESSED VALUE		425,339
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		374,617
TOTAL JUST VALUE		425,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017980	GARAGE	59,832	12/07/2022
1111111	N/A	3,000	05/05/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2581/0653	7/29/2022	WD	Q	I	01	475,000
GRANTOR: KILLIAN KATHLEEN M &						
GRANTEE: SMIRNIOTIS PATRICIA						
2561/1313	5/06/2022	FJ	U	I	11	0
GRANTOR: ROWE ROGER M & JEANIN						
GRANTEE: KILLIAN KATHLEEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 N17 W17 S49 E17 N7 FOP=[YR=1993] E20 N4 W20S4$ N4 E20 S4 E12 FGR=[YR=1993] E16 N25 W16S25$ N25$.

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	0850	PEBBLE WLK	0	100	0	0	210.00	SF	1.75	1.75	100	1980	1980	3	30	110	
2	0803	ASPHALT C	0	100	0	0	1,125.00	SF	1.00	1.00	100	1980	1980	3	50	563	
3	1242	WD DECK A	0	100	0	0	240.00	SF	10.00	10.00	100	1988	1988	3	20	480	
4	0811	CONCRETE B	0	100	0	0	1,026.00	SF	5.20	5.20	100	2024	2023		100	5,335	
5	0810	CONCRETE A	0	100	0	0	510.00	SF	6.50	6.50	100	2024	2023		100	3,315	

LAND DESCRIPTION

TOTAL OB/XF 9,803

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-	1100.00	175.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 03/15/2023 BY DJ Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100

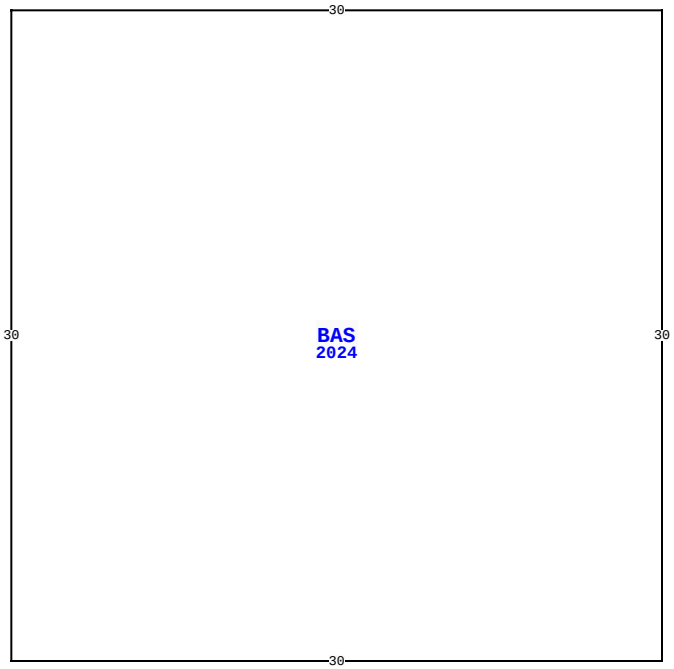
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2024	900	19,584
TOTALS	900			900	19,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	59.4000	21.98	19,782	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 900 HX Base Yr 2023



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GRANTEE: KILLIAN KATHLEEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S30 W30 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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