LOT 29
PHILIPS MANOR SUB PB 2/78

**PECK JESSE ALAN**
1731 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

# 2025

**00-00-30-0480-0029-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

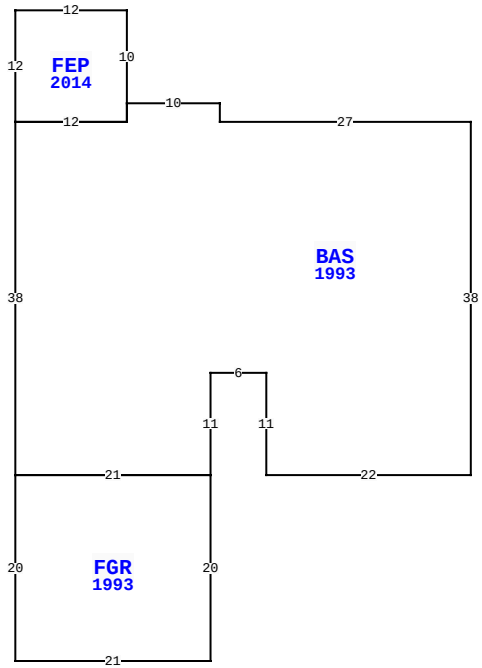
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,816 | 100 | 1993 | 1,816 | 187,333 |
| FEP | 144 | 80 | 2014 | 115 | 11,863 |
| FGR | 420 | 55 | 1993 | 231 | 23,829 |
| TOTALS | 2,380 | | | 2,162 | 223,026 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,162 | 119.9520 | 119.95 | 259,332 | 1976 | 1996 | 0 | 0 | 0 | 14.00 | 86.00 |

1 SINGLE FAM – 0% - 2025 Heated Area: 1816 HX Base Yr




1731 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 | 223,026 |
| TOTAL MARKET OB/XF VALUE | 38,205 |
| TOTAL LAND VALUE - MARKET | 250,000 |
| TOTAL MARKET VALUE | 511,231 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 511,231 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 511,231 |
| TOTAL JUST VALUE | 511,231 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 503,524 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1429003 | SCRNENCL | 6,300 | 06/01/2014 |
| B1428658 | SWIM POOL | 30,000 | 04/01/2014 |
| B1213107 | REPAIR/RRF | 9,600 | 09/03/2012 |
| B950296 | REPAIR/RRF | 2,166 | 02/01/1995 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2746/1144 | 10/29/2024 | WD | Q | I | 01 | 641,000 |
| GRANTOR: KILLINGSWORTH PATRICI | | | | | | |
| GRANTEE: PECK JESSE ALAN | | | | | | |
| 1907/0282 | 3/06/2014 | WD | Q | I | 01 | 228,000 |
| GRANTOR: DUNCAN BARBARA | | | | | | |
| GRANTEE: KILLINGSWORTH PATRI | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W27 N2 W10 FEP=[YR=2014] N10 W12 S12 E12 N2$ S2 W12 S38 FGR=[YR=1993] S20E21 N20 W21$ E21 N11 E6 S11 E22 N38$.

### 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 | 1976 | 1976 | 3 | 36 | 1,260 | |
| 2 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 414.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 72 | 1,938 | |
| 3 | 0851 | PATIO STON | 0 | 0 | 0 | 0 | 358.00 | SF | 0.75 | 0.75 | 100 | 1997 | 1997 | 3 | 72 | 193 | |
| 4 | 0861 | POOL GUNIT | 0 | 0 | 28 | 12 | 336.00 | SF | 85.00 | 85.00 | 100 | 2014 | 2014 | 3 | 71 | 20,278 | |
| 5 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 490.00 | SF | 7.00 | 7.00 | 100 | 2014 | 2014 | 3 | 94 | 3,224 | |
| 6 | 0911 | SCRN RM A | 0 | 0 | 0 | 0 | 963.00 | SF | 17.50 | 17.50 | 100 | 2014 | 2014 | 3 | 60 | 10,112 | |
| 7 | 0871 | POOL HTR R | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2014 | 2014 | 3 | 60 | 1,200 | |

### LAND DESCRIPTION

TOTAL OB/XF 38,205

| 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-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 250,000.00 | 250,000.00 | 250,000 | | | | | | | |

REVIEW DATE 08/15/2019 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS