

LOT 1
IN OR 2185/1777
PHILIPS MANOR ADD PB 4/90

KIMSEY CAROL C
1584 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-0485-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 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	636	100	2025	636	136,435
FGR	650	55	2025	358	76,798
FOP	80	30	2025	24	5,148
STR	84	10	2025	8	1,716
TOTALS	1,450			1,026	220,098

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,330.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	
3	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	1,026	162.5184	214.52	220,098	2024	2024	0	0	0.00	100.00
1 SNGL FAM - 100% - 2025											
Heated Area: 636											
HX Base Yr 2025											

TOTAL OB/XF											
13,768											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		220,098	
TOTAL MARKET OB/XF VALUE		13,768	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		508,866	
SOH/AGL Deduction		0	
ASSESSED VALUE		508,866	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		458,144	
TOTAL JUST VALUE		508,866	
NCON VALUE		233,866	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000963	NEW SFR	439,883	01/29/2025
C0240006922	NEW SFR ABOVE GAR	152,390	06/11/2024
B230014662		152,390	11/14/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2185/1778	3/23/2018	QC	U	I	11
GRANTOR: KIMSEY CAROL C					
GRANTEE: WHITE JOHN N JR & C					
0960/1467	12/05/2000	TD	Q	V	
GRANTOR: PHILIPS JANE & EBER S					
GRANTEE: KIMSEY JOHN R & CAR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=2025;ORIG=-64,0] W26 S25 E26 N25 \$											
BAS=[YR=2025;ORIG=-45,0] S8 S10 S5 E4 S2 E19 N2 E3 N23 W26 \$											
STR=[YR=2025;ORIG=-45,-4] W7 S12 E7 N8 N4 \$											
FOP=[YR=2025;ORIG=-45,8] W7 W1 S10 E8 N10 \$											