



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3029.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,277	100	1993	2,277	229,319
FOP	173	30	1993	52	5,237

TOTALS	2,450			2,329	234,555
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	21	21	441.00	SF	6.50
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00
3	0810	CONCRETE A	1	0	34	10	340.00	SF	6.50
4	1243	WD DECK F	1	0	0	0	370.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00

REVIEW DATE	08/14/2023	BY	TW
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,329	114.1161	114.12	265,785	1988	2000	0	0	0	11.75	88.25	
1 SINGLE FAM - 0% - 0													
Heated Area: 2277 HX Base Yr													

4637 PHILIPS MANOR PL, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

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	0810	CONCRETE A	0	0	21	21	441.00	SF	6.50	6.50	100	1988	1988	3	52	1,491	
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	1991	1991	3	20	576	
3	0810	CONCRETE A	1	0	34	10	340.00	SF	6.50	6.50	100	2024	2023		100	2,210	
4	1243	WD DECK F	1	0	0	0	370.00	SF	8.00	8.00	100	2024	2020		86	2,546	

TOTAL OB/XF										6,823							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000

Total Acres: 0.00	Total Land Value: 325,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 2				8
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 8										Tax Dist:				
BUILDING MARKET VALUE										317,218				
TOTAL MARKET OB/XF VALUE										6,823				
TOTAL LAND VALUE - MARKET										325,000				
TOTAL MARKET VALUE										649,041				
SOH/AGL Deduction										123,385				
ASSESSED VALUE										525,656				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										525,656				
TOTAL JUST VALUE										649,041				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										559,070				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230005805			05/05/2023
22007659	RAD	167,650	05/17/2022
B1327206	DOOR	1,650	05/01/2013
4625	NEW CONSTR	59,823	01/26/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2327/0587	12/18/2019	WD	Q	I	01	383,500	
GRANTOR: GIBBS MICHAEL							
GRANTEE: FREDIANI STEVEN J &							
2280/1533	5/20/2019	WD	Q	I	01	280,000	
GRANTOR: PETERSON JEFFERY J &							
GRANTEE: GIBBS MICHAEL							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W66 S3 W22 S21 E26 S3 E12 S1 FOP=[YR=1993] S7 E24 N8 W5 S1 W19 \$ E19 N1 E5 S1 E26 N28 \$.									

FREDIANI STEVEN J & GAYLE S
4637 PHILIPS MANOR PLACE
FERNANDINA BEACH, FL 32034

00-00-30-0485-0004-0000

[illegible]