

LOT 7
PHILIPS MANOR ADD PB 4/90

WALLACE FAMILY TRUST/WALLACE JOYCE A TRUSTEE
257 CENTER HILL RD
PLYMOUTH, MA 02360

2025

00-00-30-0485-0007-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8																		
Exterior Wall	11	BD/BTN AVG 100	0900	01	1,786	110.6000	145.99	260,738	1980	1990	0	0	0	17.00	83.00	VALUATION SUMMARY																	
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0														Heated Area: 1548																
Roof Cover	03	COMP SHNGL 100															HX Base Yr																
Interior Wall	05	DRYWALL 100																															
Interior Floo	14	CARPET 80																															
Interior Floo	11	CLAY TILE 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	1,348	100	1993	1,348	163,340																												
BAS	200	100	2009	200	24,234																												
UDG	432	55	1993	238	28,839																												
TOTALS			1,980		1,786	216,413																											
EXTRA FEATURES						1560 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	0810	CONCRETE A	0	0	0	0	180.00	SF	6.50	6.50	100	1980	1980	3	30	351																	
2	0861	POOL GUNIT	0	0	0	0	646.00	SF	85.00	85.00	100	1980	1980	3	20	10,982																	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540																	
4	0910	SCRN RM L	0	0	0	0	1,288.00	SF	15.00	15.00	100	1989	1989	3	20	3,864																	
5	0845	KOOL DECK	0	0	0	0	645.00	SF	7.25	7.25	100	1989	1989	3	54.5	2,549																	
6	0812	CONCRETE C	0	0	0	0	1,608.00	SF	4.00	4.00	100	1989	1989	3	54.5	3,505																	
7	0350	CARPORT WD	0	0	22	14	308.00	SF	13.00	13.00	100	1989	1989	3	20	801																	
TOTAL OB/XF 23,592																																	
LAND DESCRIPTION																																	
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000100	C	RES	0	0003	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 04/09/2020 BY DJA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS																																	