

PT OF LOTS 41 & 42
IN OR 2088/911
SUB OF S0 PT OF SEC 12

WETHMAN WILLIAM P & BARBARA M
4636 PHILIPS MANOR PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0760-0041-0010



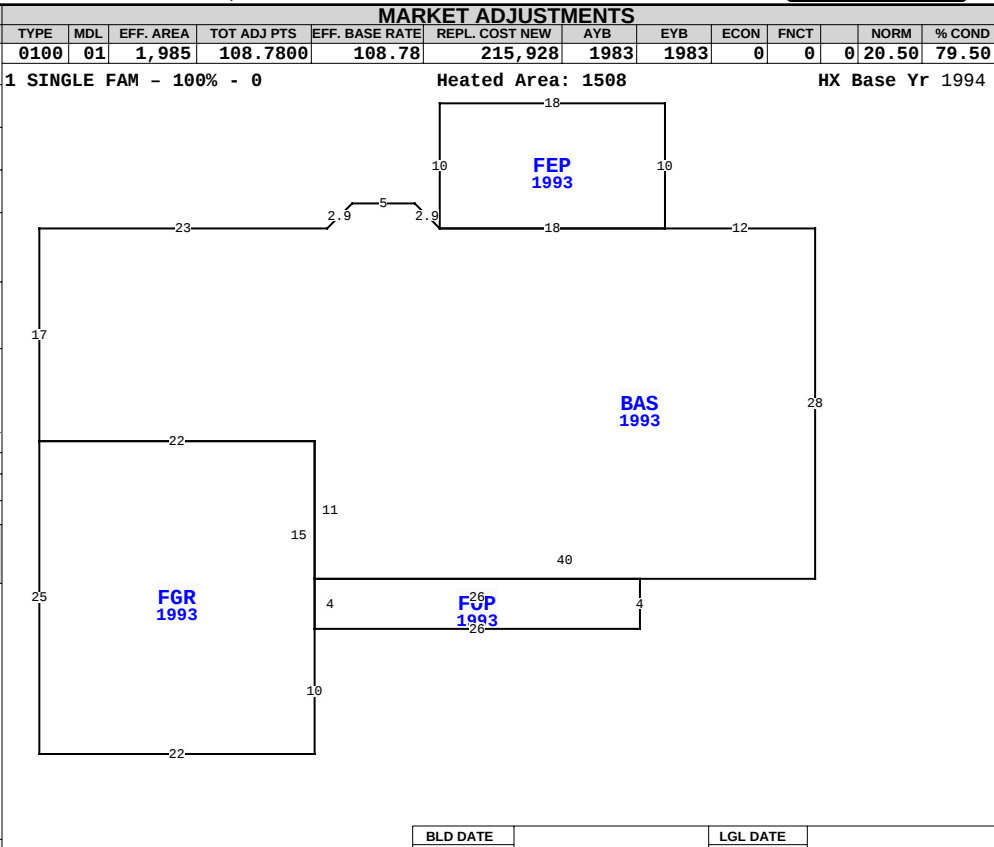
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,508	100	1993	1,508	130,412
FEP	180	80	1993	144	12,453
FGR	550	55	1993	302	26,117
FOP	104	30	1993	31	2,681
TOTALS	2,342			1,985	171,663

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	16	18	611.00	SF	6.50	6.50
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0810	CONCRETE A	0 100	0	0	447.00	SF	6.50	6.50

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



TOTAL OB/XF									
5,288									

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5,288									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					171,663				
TOTAL MARKET OB/XF VALUE					5,288				
TOTAL LAND VALUE - MARKET					325,000				
TOTAL MARKET VALUE					501,951				
SOH/AGL Deduction					358,314				
ASSESSED VALUE					143,637				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					92,915				
TOTAL JUST VALUE					501,951				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					444,656				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2088/0911	12/06/2016	QC	U	I	11	100			
GRANTOR: WETHMAN WILLIAM P & B									
GRANTEE: WETHMAN WILLIAM P &									
1308/1579	4/11/2005	QC	Q	I	01	100			
GRANTOR: WETHMAN WILLIAM R & B									
GRANTEE: WETHMAN WILLIAM ETA									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W12 FEP=[YR=1993] N10 W18 S10 E18\$ W18 U2 L2 W5 D2 L2 W23 S17 FGR=[YR=1993] S25 E22 N10 FOP=[YR=1993] E26 N4 W26 S4\$N15 W22\$ E22 S11 E40 N28\$.									