PT OF LOT 43 IN OR 2032/1819
SUB OF SO PT SEC 12 DBK 39/292

QUINLAN JOHN & NEDA DARLENE
1600 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0760-0043-0010**

## 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 | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |

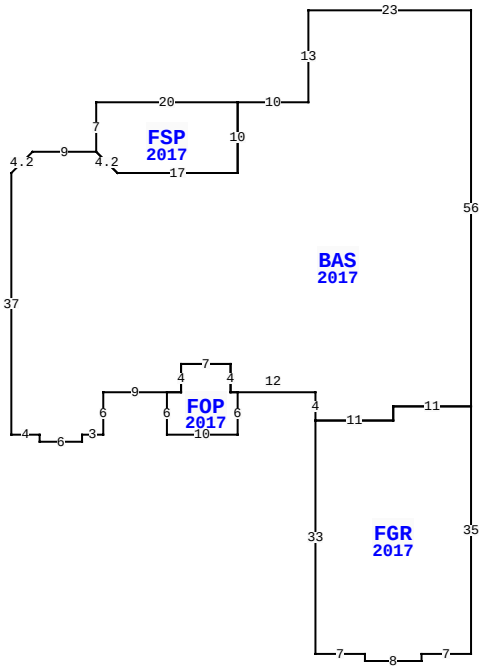
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,802 | 100 | 2017 | 2,802 | 498,470 |
| FGR | 756 | 55 | 2017 | 416 | 74,006 |
| FOP | 88 | 30 | 2017 | 26 | 4,625 |
| FSP | 196 | 40 | 2017 | 78 | 13,876 |
| TOTALS | 3,842 | | | 3,322 | 590,977 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 11 | 3,322 | 139.6560 | 184.35 | 612,411 | 2017 | 2017 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SNGL FAM – 100% - 2018 Heated Area: 2802 HX Base Yr 2018




1600 PHILIPS MANOR RD, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 635,483 |
| TOTAL MARKET OB/XF VALUE | | 12,418 |
| TOTAL LAND VALUE - MARKET | | 528,500 |
| TOTAL MARKET VALUE | | 1,176,401 |
| SOH/AGL Deduction | | 701,480 |
| ASSESSED VALUE | | 474,921 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 424,199 |
| TOTAL JUST VALUE | | 1,176,401 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,146,119 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19012649 | SHIPCONT | 0 | 12/12/2019 |
| B1701643 | 40X60 | 0 | 03/01/2017 |
| B1632718 | CO ISSUED | 0 | 02/10/2017 |
| B1632718 | NEW CONSTR | 408,176 | 07/25/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2032/1819 | 3/03/2016 | WD | Q | V | 01 | 170,000 |

GRANTOR: KETCHUM RAYMOND E B I
GRANTEE: QUINLAN JOHN & NEDA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W23 S13 W10 FSP=[YR=2017] W20 S7 D3 R3 E17 N10$ S10 W17 U3 L3 W9 D3 L3 S37 E4 S1 E6 N1 E3 N6 E9 FOP=[YR=2017] S6 E10 N6 W1 N4 W7 S4 W2$ E2 N4 E7 S4 E12 S4 FGR=[YR=2017] S33 E7 S1 E8 N1 E7 N35 W11 S2 W11$ E11 N2 E11 N56$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 2,714.00 | SF | 4.00 | 4.00 | 100 | 2017 | 2017 | 3 | 96 | 10,422 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 3 | 3 | 9.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 96 | 56 | |
| 3 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2017 | 2017 | 3 | 97 | 1,940 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,418

| 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 | 100 | | RSF-1 | 0.00 | 0.00 | 1.51 | AC | | 1.00 | 1.00 | 1.00 | 350,000.00 | 350,000.00 | 528,500 | | | | | | | |

REVIEW DATE 01/31/2024 BY KBA Total Acres: 1.51 Total Land Value: 528,500 Market: 0 Agricultural: 0 Common: 528,500 PRINTED 07/30/2025 BY SYS

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SUB OF SO PT SEC 12 DBK 39/292

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1600 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0760-0043-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

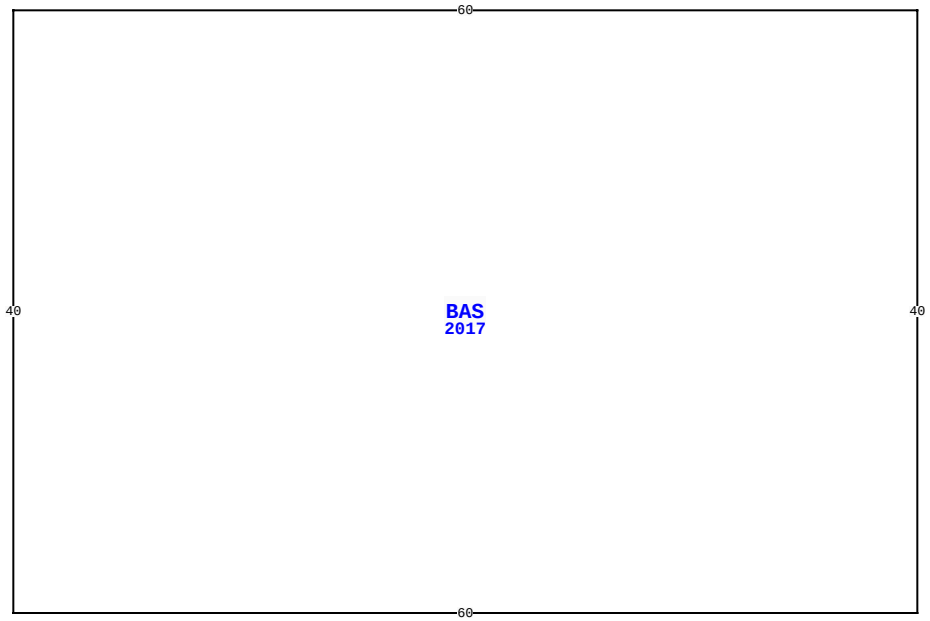
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,400 | 100 | 2017 | 2,400 | 44,506 |
| TOTALS | 2,400 | | | 2,400 | 44,506 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 2,400 | 53.9000 | 19.94 | 47,856 | 2017 | 2017 | 0 | 0 | 0 | 7.00 | 93.00 |

2 GARAGE RES – 100% - 2018 Heated Area: 2400 HX Base Yr 2018




1600 PHILIPS MANOR RD, FERNANDINA BEACH

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| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
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## VALUATION SUMMARY

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| NCON VALUE | | 0 |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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|---|---|---|---|---|---|---|
| 2032/1819 | 3/03/2016 | WD | Q | V | 01 | 170,000 |

GRANTOR: KETCHUM RAYMOND E B I
GRANTEE: QUINLAN JOHN & NEDA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017] W60 S40 E60 N40$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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