PARCEL 4 SEC 12-2N-28 &
LOT 1 & S-2 OF LOT 2
PHILIPS MANOR SUB PB /278

COLLINS STEVE & JANE P
1433 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2025

12-2N-28-0000-0004-0000

BUILDING CHARACTERISTICS

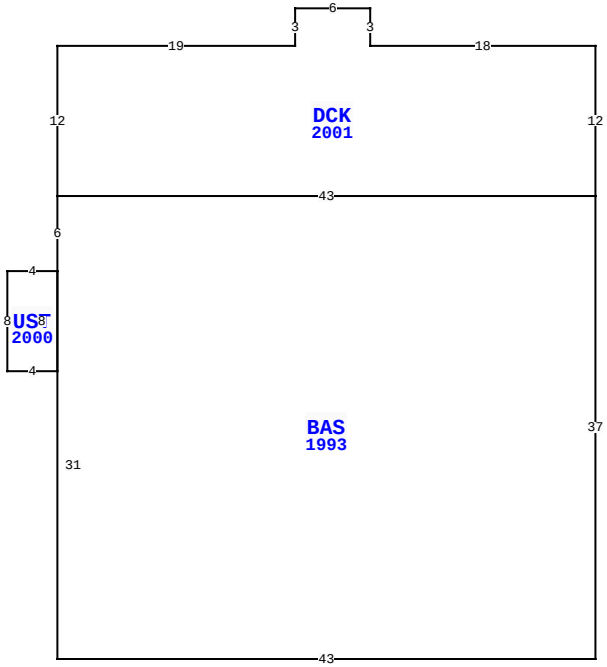
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	09	PINE WOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,591	100	1993	1,591	182,157
DCK	534	10	2001	53	6,068
UST	32	45	2000	14	1,603
TOTALS	2,157			1,658	189,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,658	131.6000	131.60	218,193	1940	1998	0	0	0	13.00	87.00

1 SINGLE FAM – 0% - 0 Heated Area: 1591 HX Base Yr



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

96928 BUCCANEER TRL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 2 8

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	207,074
TOTAL MARKET OB/XF VALUE	739
TOTAL LAND VALUE - MARKET	250,000
TOTAL MARKET VALUE	457,813
SOH/AGL Deduction	37,120
ASSESSED VALUE	420,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	420,693
TOTAL JUST VALUE	457,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	449,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012766	ROOF	14,155	12/21/2020
B0108450	GARAGE	19,800	06/01/2001
B9905805	REMODEL	50,000	02/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1132/1635	4/28/2003	WD	Q	I	01	100
GRANTOR: COLLINS STEVE & JANE						
GRANTEE: COLLINS STEVE & JAN						
0854/1407	11/05/1998	WD	Q	I		83,000
GRANTOR: JOHNSON JAMES HAROLD						
GRANTEE: COLLINS STEVE & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2001] W18 N3 W6 S3 W19 S12 BAS=[YR=1993] S6
UST=[YR=2000] W4 S8 E4 N8 $ S31 E43 N37 W43 $ E43 N12 $.

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	0810	CONCRETE A	0	0	15	10	150.00	SF	6.50	6.50	100	1970	1970	3	20	195	
2	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	2000	2000	3	20	192	
3	1242	WD DECK A	0	0	11	16	176.00	SF	10.00	10.00	100	2002	2002	3	20	352	

LAND DESCRIPTION

TOTAL OB/XF 739

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	0		RSF-	1132.00	300.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS

PARCEL 4 SEC 12-2N-28 &
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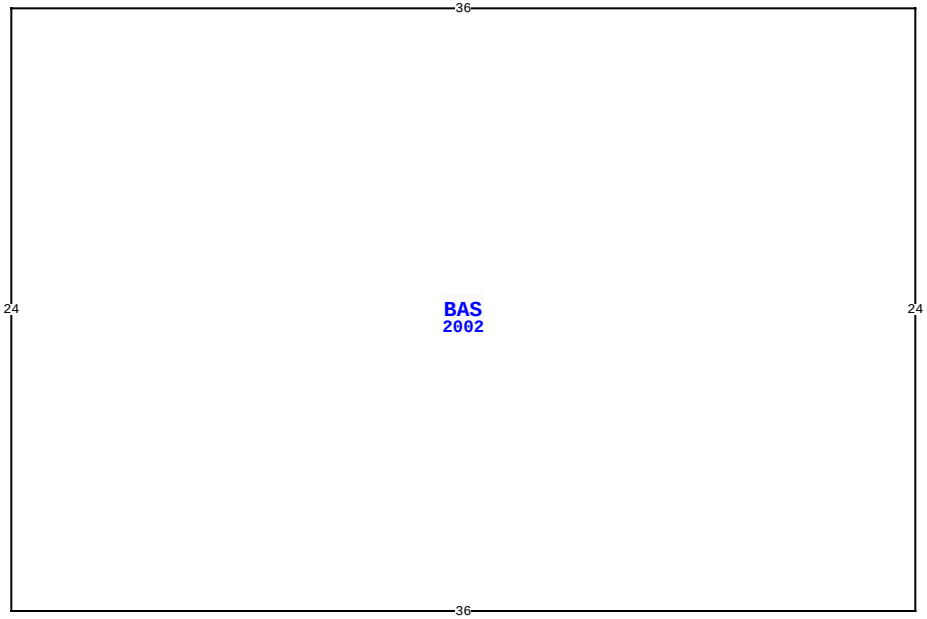
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	864	100	2002	864	17,246
TOTALS	864			864	17,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	83.0000	30.71	26,533	2002	2002	0	0	0	35.00	65.00

3 GARAGE RES – 0% - 0 Heated Area: 864 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

96928 BUCCANEER TRL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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0854/1407	11/05/1998	WD	Q	I		83,000
GRANTOR: JOHNSON JAMES HAROLD						
GRANTEE: COLLINS STEVE & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W36 S24 E36 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 07/30/2025 BY SYS