

PARCEL 4-1 SEC 12-2N-28 &
S-1 OF LOT 2 & ALL LOT 3
PHILIPS MANOR SUB PB 2/78

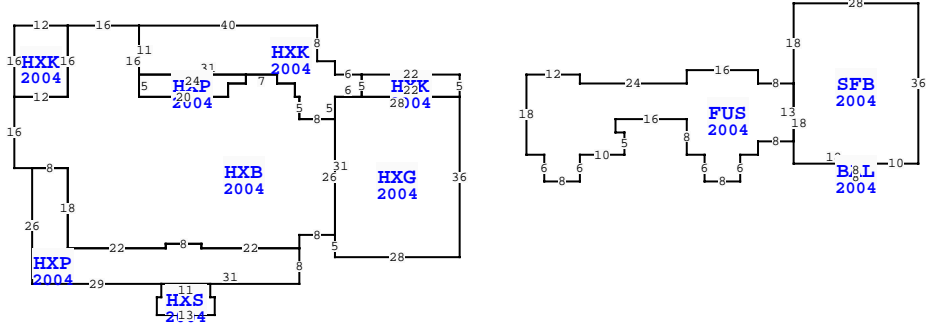
COLLINS STEVE & JANE P
1433 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2025

12-2N-28-0000-0004-0010

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 70	
Interior Floor	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		4.5 100	
Frame	02	WOOD FRAME 100	
Stories		2. 100	
Units		0 100	
Occupancy	00	NONE 100	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 65.25%	- 2005		Heated Area: 4267					HX Base Yr 2005			



Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3029.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAL	24	15
FUS	986	100
HXB	2,475	100
HXG	1,008	55
HXK	110	10
HXK	192	10
HXK	575	10
HXP	108	30
HXP	632	30
HXS	85	40
TOTALS	7,203	

** This building has 11 Sub-Areas

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

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0810	CONCRETE A	0	100	185	1	SF	6.50	6.50	100	2004	2004	3	83	998	
3	0810	CONCRETE A	0	100	0	242.00	SF	6.50	6.50	100	2004	2004	3	83	1,306	

TOTAL OB/XF														5,349			
1433 PHILIPS MANOR RD, FERNANDINA BEACH																	

NASSAU COUNTY PROPERTY				PAGE 1 of 1				8			
VALUATION SUMMARY											
VALUATION BY				STANDARD							
Tax Group: 8				Tax Dist:							
BUILDING MARKET VALUE				625,661							
TOTAL MARKET OB/XF VALUE				5,349							
TOTAL LAND VALUE - MARKET				275,000							
TOTAL MARKET VALUE				906,010							
SOH/AGL Deduction				335,101							
ASSESSED VALUE				570,909							
TOTAL EXEMPTION VALUE				HX HB 50,722							
BASE TAXABLE VALUE				520,187							
TOTAL JUST VALUE				906,010							
NCON VALUE				0							
INCOME VALUE											
PREVIOUS YEAR MKT VALUE				878,065							

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1132/1633	4/28/2003	WD	Q	I	01	100

GRANTOR: COLLINS STEVE & JANE
GRANTEE: COLLINS STEVE & JAN

BUILDING NOTES													

BUILDING DIMENSIONS													
HXK=[YR=2004] W22 HXK=[YR=2004] W6 N3 W4 N8 W40 HXB=[YR=2004] W16 HXK=[YR=2004] W12 S16 E12 N16 \$ S16 W12 S16 E4 HXP=[YR=2004] S26 E29 HXS=[YR=2004] S3 W1 S4 E13 N4 W1 N3 W11 \$ E31 N8 W22 N1 W8 S1 W22 N18 W8 \$ E8 S18 E22 N1 E8 S1 E22 N3 E8 HXG=[YR=2004] S5 E28 N36 W28 S31 \$ N26 W8 N5 W1 N3 W4 N2 W7 HXP=[YR=2004] W24 S5 E20 N3 E4 N2 \$ S2 W4 S3 W20 N16 \$ S11 E31 S2 E4 S3 E1 S5 E8 N5 E6 N5 \$ S5 E22 N5 \$ PTR= E15 FUS=[YR=2004] E12 S2 E24 N3 E16 S3 E8 SFB=[YR=2004] N18 E28 S36 W10 BAL=[YR=2004] S3 W8 N3 E8 \$ W18 N18 \$ S13 W8 S3 W4 S6 W8 N6 W4 N8 W16 S3 E2 S5 W10 S6 W8 N6 W4 N18 \$ W15 \$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	250,000.00	275,000.00	275,000										