

PHILLIPS ROBERT & CAROLE
2173 SURF DR
FERNANDINA BEACH, FL 32034

37-3N-27-0135-0009-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

Exterior Wall

03

VINYL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

11

CLAY TILE 50

Interior Floo

14

CARPET 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame

02

WOOD FRAME 100

Stories

2.

2. 100

Units

0

0 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4037.100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

674

100

2024

674

75,244

FGR

234

55

2024

129

14,402

FOP

32

30

2024

10

1,116

FUS

840

100

2024

840

93,776

PTO

70

5

2024

4

447

STR

68

10

2024

7

782

TOTALS

1,918

1,664

185,765

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

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

REVIEW DATE

04/22/2024

BY

KWA

Total Acres: 0.00

Total Land Value:

50,000

Market:

0

Agricultural:

0

Common:

50,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0320

01

1,664

114.5000

114.50

190,528

2018

2018

0

0

2.50

97.50

1 TOWNHOUSE - 0% - 0

Heated Area: 1514

HX Base Yr

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

185,765

TOTAL MARKET OB/XF VALUE

0

TOTAL LAND VALUE - MARKET

50,000

TOTAL MARKET VALUE

235,765

SOH/AGL Deduction

0

ASSESSED VALUE

235,765

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

235,765

TOTAL JUST VALUE

235,765

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

226,244

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2775/212

3/14/2025

WD Q

I

02

275,000

GRANTOR: BEASLEY MICHAEL T

GRANTEE: PHILLIPS ROBERT & C

2196/1803

5/14/2018

WD Q

I

01

170,000

GRANTOR: BELLS RIVER SIX LLC

GRANTEE: BEASLEY MICHAEL T

BUILDING NOTES

BAS=[YR=2024;ORIG=-60,-15] E20 S27 W9 S2 W3 S14 W8 N43 \$
FGR=[YR=2024;ORIG=-49,14] N2 E9 S20 W12 N18 E3 \$
FOP=[YR=2024;ORIG=-60,28] E8 S4 W8 N4 \$
FUS=[YR=2024;ORIG=-30,-15] E20 S47 W12 N4 W4 N17 W4 N26 \$
STR=[YR=2024;ORIG=-30,11] E4 S17 W4 N17 \$
PTO=[YR=2024;ORIG=-55,-22] E10 S7 W10 N7 \$
.

TOTAL OB/XF

0