

LOT 5
BARNWELL MANOR PHASE 3
OR 2445/770

PHILLIPS FRANK & LORRAINE REVOCABLE TRUST/PHILLIPS
93048 COPE COURT
FERNANDINA BEACH, FL 32034

2025

39-2N-28-0141-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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	1.	1. 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4088.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2023	2,430	327,977
FGR	829	55	2023	456	61,546
FOP	50	30	2023	15	2,025
FOP	168	30	2023	50	6,749
PTO	210	5	2025	10	1,350
TOTALS	3,687			2,961	399,646

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0855	CONC PAVER
2	0855	CONC PAVER
3	0912	SCRN RM G
4	0600	SUMMER KIT

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,961	102.2485	134.97	399,646	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024 Heated Area: 2430 HX Base Yr 2024											
93048 COPE CT, FERNANDINA BEACH											

TOTAL OB/XF			21,880		
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0855	CONC PAVER	0	100	0
2	0855	CONC PAVER	0	100	0
3	0912	SCRN RM G	0	100	10
4	0600	SUMMER KIT	0	100	0

TOTAL OB/XF			21,880		
L N	USE CODE	CLS	RES	CAP	R D
1	000100	C	RES	100	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		399,646	
TOTAL MARKET OB/XF VALUE		21,880	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		546,526	
SOH/AGL Deduction		57,648	
ASSESSED VALUE		488,878	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		438,156	
TOTAL JUST VALUE		546,526	
NCON VALUE		10,550	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		464,847	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001276	SCR ENCL T-210	6,712	02/01/2024
2301281	NEW CONSTR	466,395	01/31/2023

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I
2788/168	5/15/2025	WD U	I 11
GRANTOR: PHILLIPS FRANK J & LO			
GRANTEE: PHILLIPS FRANK & LO			
2666/785	9/12/2023	SW Q	I 02
GRANTOR: AVH NORTH FLORIDA LLC			
GRANTEE: PHILLIPS FRANK J &			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=80,10] W29 S8 W21 S58 E11 E2 N6 E5 N15 E32 N45 \$			
FGR=[YR=2023;ORIG=48,55] E32 S29 W21 N9 W9 W2 N5 N15 \$			
FOP=[YR=2023;ORIG=30,10] E21 S8 W21 N8 \$			
FOP=[YR=2023;ORIG=43,70] E5 S5 E2 S3 W9 N2 E2 N6 \$			
PTO=[YR=2025;ORIG=30,10] E21 N10 W21 S10 \$			