LOT 11
IN OR 1819/330
THE COLONY PB 4/56

ACSR LLC
17 WYLLY ISLAND DR
SAVANNAH, GA 31406

2026

00-00-30-0190-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

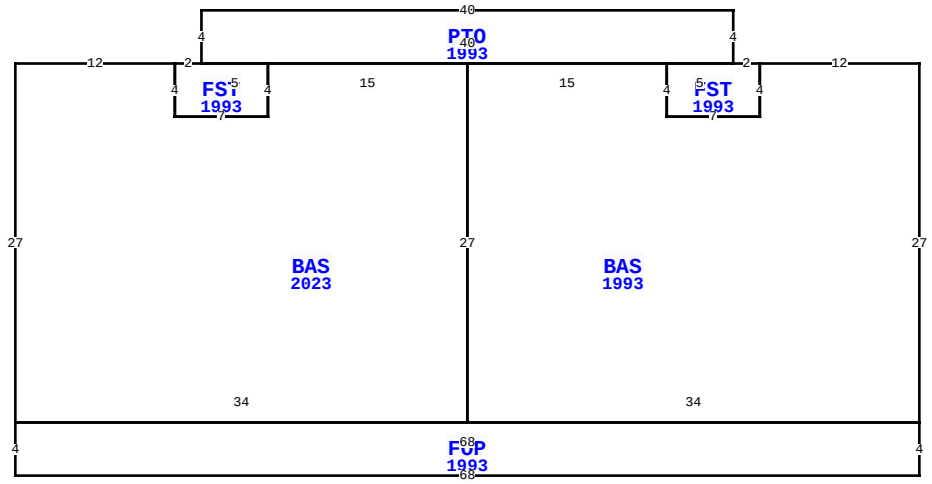
DOR CODE 0800 MULTI-FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3029.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	890	100	1993	890	105,472
BAS	890	100	2023	890	105,472
FOP	272	30	1993	82	9,718
FST	28	55	1993	15	1,778
FST	28	55	1993	15	1,778
PTO	160	5	1993	8	948
TOTALS	2,268			1,900	225,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,900	117.6000	163.46	310,574	1972	1990	0	0	0	27.50	72.50

1 DUPLEX 0% - 0 Heated Area: 1780 HX Base Yr



1706 PHILIPS MANOR RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	225,166
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	500,166
SOH/AGL Deduction	130,492
ASSESSED VALUE	369,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,674
TOTAL JUST VALUE	500,166
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B960533	REPAIR/RRF	2,000	10/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1819/0330	10/10/2012	WD	Q	I	02	197,500
GRANTOR: BONER EDWARD E						
GRANTEE: ACSR LLC						
1716/1355	12/27/2010	WD	U	I	30	100
GRANTOR: BONER EDWARD E JR						
GRANTEE: BONER EDWARD E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W12 S4 W7 N4 W15 S27 E34 N27 $
FOP=[YR=1993;ORIG=-68,27] S4 E68 N4 W68 $
PTO=[YR=1993;ORIG=-14,0] N4 W40 S4 E40 $
FST=[YR=1993;ORIG=-12,0] W2 W5 S4 E7 N4 $
FST=[YR=1993;ORIG=-54,0] W2 S4 E7 N4 W5 $
BAS=[YR=2023;ORIG=-34,0] W15 S4 W7 N4 W12 S27 E34 N27 $
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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

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
1	000800	C	MULTI-FAMILY	0	0006	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS