LOT 12 IN OR 1015/1287
THE COLONY PB 4/56

COOK GAIL G
1708 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0190-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

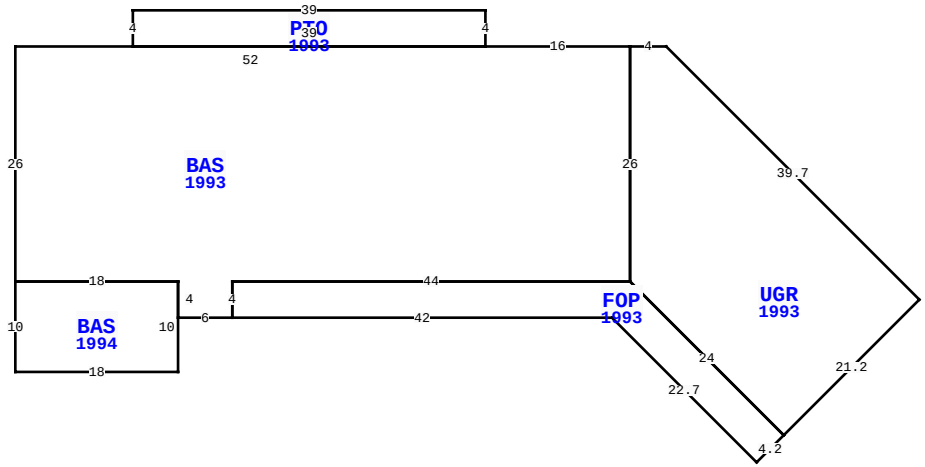
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	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	1,792	100	1993	1,792	171,826
BAS	180	100	1994	180	17,259
FOP	271	30	1993	81	7,767
PTO	156	5	1993	8	767
UGR	727	45	1993	327	31,354
TOTALS	3,126			2,388	228,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,388	108.3880	113.81	271,778	1972	1990	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 1979 Heated Area: 1972 HX Base Yr 1979



1708 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		228,973
TOTAL MARKET OB/XF VALUE		2,808
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		506,781
SOH/AGL Deduction		372,657
ASSESSED VALUE		134,124
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,713
TOTAL JUST VALUE		506,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21928	REMODEL	6,000	09/01/2008
7166	ADDITION	24,000	04/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1015/1287	10/24/2001	WD	U	I	07	100
GRANTOR: COOK EDWIN CHARLES JR						
GRANTEE: COOK GAIL G						
1005/1928	8/31/2001	WD	Q	I	06	100
GRANTOR: COOK EDWIN CHARLES JR						
GRANTEE: COOK GAYLE G						

BUILDING NOTES

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	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	1990	1990	3	20	1,008	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	90	1,800	

BUILDING DIMENSIONS

UGR=[YR=1993] W4 BAS=[YR=1993] W16 PTO=[YR=1993] N4 W39 S4 E39 $ W52 S26 BAS=[YR=1994] S10 E18 N10 W18 $ E18 S4 E6 FOP=[YR=1993] E42 D16 R16 R3 U3 U17 L17 W44 S4 $ N4 E44 N26 $ S26 R17 D17 R15 U15 U28 L28 $.

LAND DESCRIPTION

TOTAL OB/XF 2,808

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	100		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