LOT 13
IN OR 1859/1340
THE COLONY PB 4/56

**WRIGHT JOHN J & PATRICIA A**
1712 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0190-0013-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

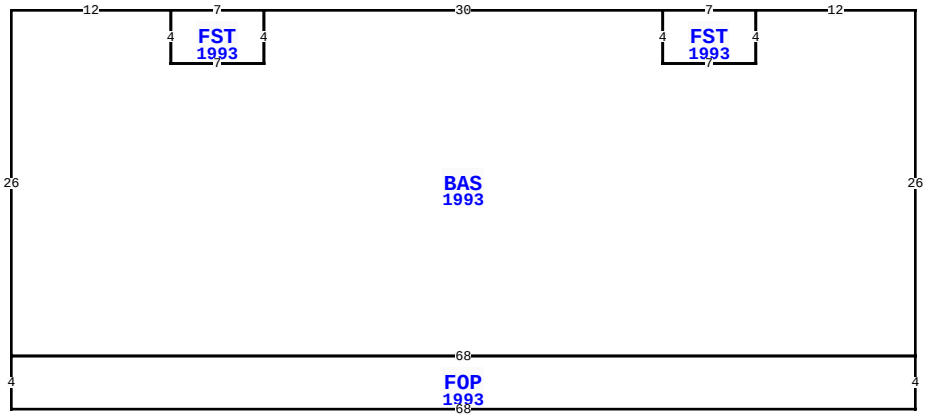
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,712 | 100 | 1993 | 1,712 | 161,568 |
| FOP | 272 | 30 | 1993 | 82 | 7,739 |
| FST | 28 | 55 | 1993 | 15 | 1,415 |
| FST | 28 | 55 | 1993 | 15 | 1,415 |
| TOTALS | 2,040 | | | 1,824 | 172,138 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,824 | 107.0000 | 112.35 | 204,926 | 1972 | 1990 | 0 | 0 | 0 | 16.00 | 84.00 |

1 SINGLE FAM 100% - 2014 Heated Area: 1712 HX Base Yr 2014




1712 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 | | 172,138 |
| TOTAL MARKET OB/XF VALUE | | 2,040 |
| TOTAL LAND VALUE - MARKET | | 275,000 |
| TOTAL MARKET VALUE | | 449,178 |
| SOH/AGL Deduction | | 265,162 |
| ASSESSED VALUE | | 184,016 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 132,605 |
| TOTAL JUST VALUE | | 449,178 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 354,751 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1707366 | WINDOWS | 5,460 | 08/15/2017 |
| B970633 | REPAIR/RRF | 2,500 | 08/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1859/1340 | 5/30/2013 | WD | Q | I | 02 | 220,000 |
| GRANTOR: MAHON DEBORAH KAY | | | | | | |
| GRANTEE: WRIGHT JOHN J & PAT | | | | | | |
| 1081/0313 | 9/17/2002 | QC | Q | I | 01 | 100 |
| GRANTOR: ROBERTS RICHARD ALBER | | | | | | |
| GRANTEE: ROBERTS DEBORAH KAY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W12 FST=[YR=1993] W7 S4 E7 N4$ S4 W7 N4 W30 FST=[YR=1993] W7 S4 E7 N4$ S4 W7 N4 W12 S26 FOP=[YR=1993] S4 E68 N4 W68$ E68 N26 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 20 | 240.00 | SF | 30.00 | 30.00 | 100 | 2004 | 2004 | 3 | 20 | 1,440 | |
| 3 | 0680 | POLE SHED | 0 | 100 | 10 | 20 | 200.00 | SF | 10.00 | 10.00 | 100 | 2004 | 2004 | 3 | 30 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,040

| 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 | 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