

12-2N-28 LOT 5
IN OR 1504/1586
PHILIPS MANOR SUB PB 2/78

BOLER MICHAEL C & PATRICIA A
1527 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0480-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,509	100	2005	1,509	160,955
FGR	490	55	2005	270	28,799
FOP	618	30	2005	185	19,733
FSP	444	40	2005	178	18,986
FST	56	55	2005	31	3,307
FUS	908	100	2005	908	96,850

TOTALS	4,025			3,081	328,630
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
8	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF	1100.00	227.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,081	112.2492	117.86	363,127	2005	2005	0	0	9.50	90.50	
1 SINGLE FAM 100% - 2008 Heated Area: 2417 HX Base Yr 2008												
1527 PHILIPS MANOR RD, FERNANDINA BEACH												
BLD DATE 03/31/2026 MLU												

TOTAL OB/XF 54,885												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		RSF	1100.00	227.00	1.00	LT		1.00

TOTAL OB/XF 54,885												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		RSF	1100.00	227.00	1.00	LT		1.00

Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		328,630	
TOTAL MARKET OB/XF VALUE		54,885	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		658,515	
SOH/AGL Deduction		318,662	
ASSESSED VALUE		339,853	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		288,442	
TOTAL JUST VALUE		658,515	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		611,471	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09622	MECH OTHER	0	04/01/2005
E14487	ELEC OTHER	2,000	03/01/2005
B14427	NEW CONSTR	167,249	02/01/2005
R07129	REPAIR/RRF	6,000	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1504/1586	6/08/2007	WD	Q	I		539,000	
GRANTOR: ESSER RICHARD J & ELL							
GRANTEE: BOLER MICHAEL C & P							
0902/0730	10/07/1999	WD	Q	V		44,500	
GRANTOR: REVELL M G & ADA R &							
GRANTEE: ESSER RICHARD J & E							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2005] W27 N3 W17 S3 FGR=[YR=2005] W22 S23 FST=[YR=2005] S8 E7 FOP=[YR=2005] S20 E51 N20 W8 S12 W13 N2 W9 S2 W13 N12 W8 \$ N8 W7 \$ E14 N2 E8 N21 \$ S12 BAS=[YR=2005] S9 W8 S2 W7 S8 E8 S12 E13 N2 E9 S2 E13 N12 E16 N24 W27 S5 W17 \$ E17 N5 E27 N7 \$ PTR = E15 FUS=[YR=2005] E22 S4 E5 S4 W1 S10 E15 S4 E9 S12 W13 N2 W9 S2 W13 N16 E3 N3 W18 N15 \$ W15 \$									

OTHER ADJUSTMENTS AND NOTES									

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