

12-2N-28 LOTS 21 & 22  
IN OR 1892/963  
PHILIPS MANOR SUB PB 2/78

TRENT JOHN & DOROTHY  
1691 PHILIPS MANOR RD  
FERNANDINA BEACH, FL 32034

2026

00-00-30-0480-0021-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 19               | COMMON BRK 100   |      |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 10               | TERRAZZO 100     |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 3 100            |      |              |                      |
| Bathrooms                |                  | 2 100            |      |              |                      |
| Frame                    | 03               | MASONRY 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                      | 1,664            | 100              | 1993 | 1,664        | 152,694              |
| FEP                      | 572              | 80               | 2007 | 458          | 42,028               |
| UGR                      | 576              | 45               | 1993 | 259          | 23,767               |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 2,812            |                  |      | 2,381        | 218,488              |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                       |     |             |             |                   |                |      |      |                 |      |      |        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|-------------|-------------------|----------------|------|------|-----------------|------|------|--------|
| TYPE                                                                                                                                                                                                                                                                                     | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT | NORM | % COND |
| 0100                                                                                                                                                                                                                                                                                     | 01  | 2,381       | 120.5400    | 126.57            | 301,363        | 1962 | 1990 | 0               | 0    | 0    | 27.50  |
| 1 SINGLE FAM                                                                                                                                                                                                                                                                             |     | 100% - 2015 |             | Heated Area: 1664 |                |      |      | HX Base Yr 2015 |      |      |        |
| <div><div><div><div>22</div><div>26</div><div>FEP<br/>2007</div><div>26</div><div>22</div></div><div><div>64</div><div>26</div><div>BAS<br/>1993</div><div>26</div><div>64</div></div><div><div>24</div><div>24</div><div>UGR<br/>1993</div><div>24</div><div>24</div></div></div></div> |     |             |             |                   |                |      |      |                 |      |      |        |

|          |  |            |            |
|----------|--|------------|------------|
| BLD DATE |  | LGL DATE   |            |
| YE DATE  |  | L AND DATE | 03/31/2026 |