

LOT 32 & PT ABANDONED SANCHEZ RO
RESOLUTION PER OR 106/668
PHILIPS MANOR SUB PB 2/78

GREYE MARTIN A & MEGAN M
1751 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0480-0032-0000



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	07	CORK/VTILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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	1,764	100	1993	1,764	140,659
FGR	600	55	2025	330	26,314
FOP	44	30	1993	13	1,036
FSP	192	40	2007	77	6,140
STP	40	10	2007	4	319
UOP	156	20	2007	31	2,472
TOTALS	2,796			2,219	176,941

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,219	120.5400	126.57	280,859	1971	1971	0	0	0 37.00	63.00
1 SINGLE FAM 0% - 2026 Heated Area: 1764 HX Base Yr											

The floor plan diagram illustrates the layout of a single-family home with a total heated area of 1764. The plan includes several rooms and a central hallway, each labeled with a code and year. The dimensions for various sections are as follows:

- FSP 2007** (Front Porch): 8' x 24'
- FGR 2025** (Front Garage): 25' x 24'
- BAS 1993** (Bathroom): 16' x 24'
- FOP 1993** (Front Office): 6' x 8'
- JOP 2007** (Junction Office): 26' x 26'

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