LOT 1
IN OR 2185/1777
PHILIPS MANOR ADD PB 4/90

KIMSEY CAROL C
1584 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0485-0001-0000

BUILDING CHARACTERISTICS

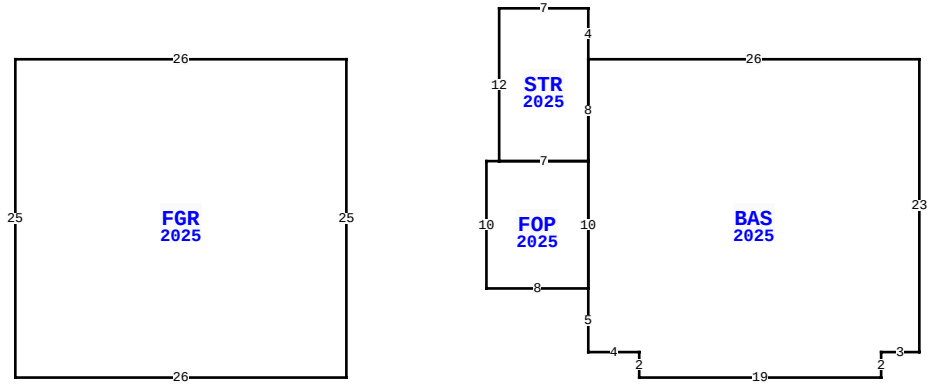
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	636	100	2025	636	133,878
FGR	650	55	2025	358	75,359
FOP	80	30	2025	24	5,052
STR	84	10	2025	8	1,684
TOTALS	1,450			1,026	215,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	1,026	151.4376	210.50	215,973	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 636 HX Base Yr 2025



1584 PHILIPS MANOR RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		776,197
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		1,126,197
SOH/AGL Deduction		43,368
ASSESSED VALUE		1,082,829
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,031,418
TOTAL JUST VALUE		1,126,197
NCON VALUE		560,224
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250012330			11/06/2025
B250000963	NEW SFR	439,883	01/29/2025
CO240006922	NEW SFR ABOVE GAR	152,390	06/11/2024
B230014662		152,390	11/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2185/1778	3/23/2018	QC	U	I	11	20,500
GRANTOR: KIMSEY CAROL C						
GRANTEE: WHITE JOHN N JR & C						
0960/1467	12/05/2000	TD	Q	V		45,000
GRANTOR: PHILIPS JANE & EBER S						
GRANTEE: KIMSEY JOHN R & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2025;ORIG=-64,0] W26 S25 E26 N25 $
BAS=[YR=2025;ORIG=-45,0] S8 S10 S5 E4 S2 E19 N2 E3 N23 W26 $
STR=[YR=2025;ORIG=-45,-4] W7 S12 E7 N8 N4 $
FOP=[YR=2025;ORIG=-45,8] W7 W1 S10 E8 N10 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 07/29/2025 BY HS Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS

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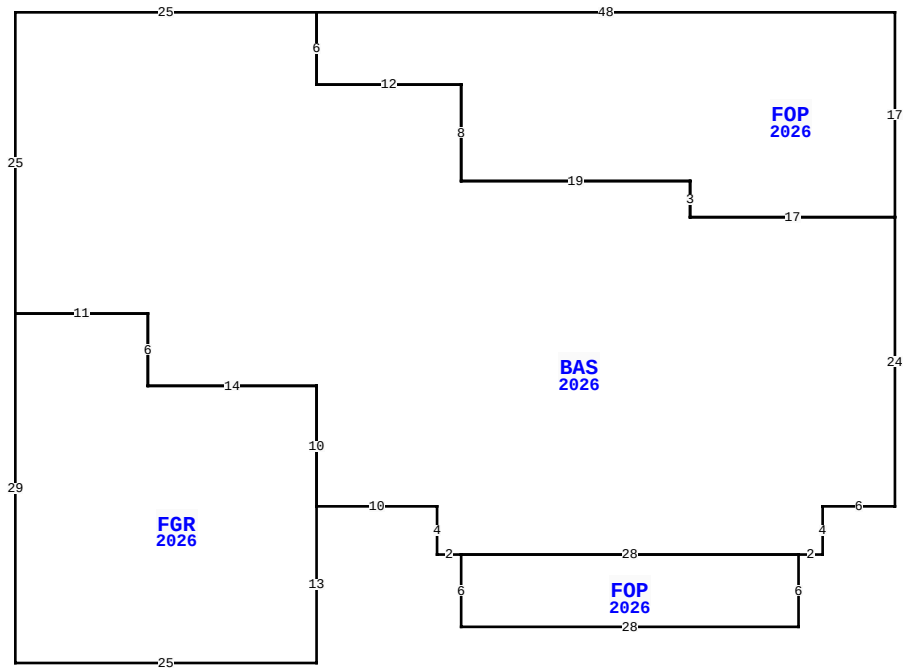
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,178	100	2026	2,178	440,653
FGR	641	55	2026	353	71,419
FOP	168	30	2026	50	10,116
FOP	627	30	2026	188	38,036
TOTALS	3,614			2,769	560,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,769	121.8816	202.32	560,224	2025	2025	0	0	0	0.00	100.00

2 SFR CUST 100% - 2026 Heated Area: 2178 HX Base Yr 2025



1584 PHILIPS MANOR RD, FERNANDINA BEACH

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GRANTOR: PHILIPS JANE & EBER S						
GRANTEE: KIMSEY JOHN R & CAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,10] E25 S6 E12 S8 E19 S3 E17 S24 W6 S4 W2 W28 W2 N4 W10 N10 W14 N6 W11 N25 $
FGR=[YR=2026;ORIG=30,35] S29 E25 N13 N10 W14 N6 W11 $
FOP=[YR=2026;ORIG=67,55] S6 E28 N6 W28 $
FOP=[YR=2026;ORIG=55,16] N6 E48 S17 W17 N3 W19 N8 W12 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

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REVIEW DATE 07/29/2025 BY HS Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS