LOT 43
IN OR 2032/1821
(EX OR 2032/1819)

LEIDECKER LOUIS E
1650 PHILIPS MANOR ROAD
FERNANDINA BEACH, FL 32034

2026

00-00-30-0760-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

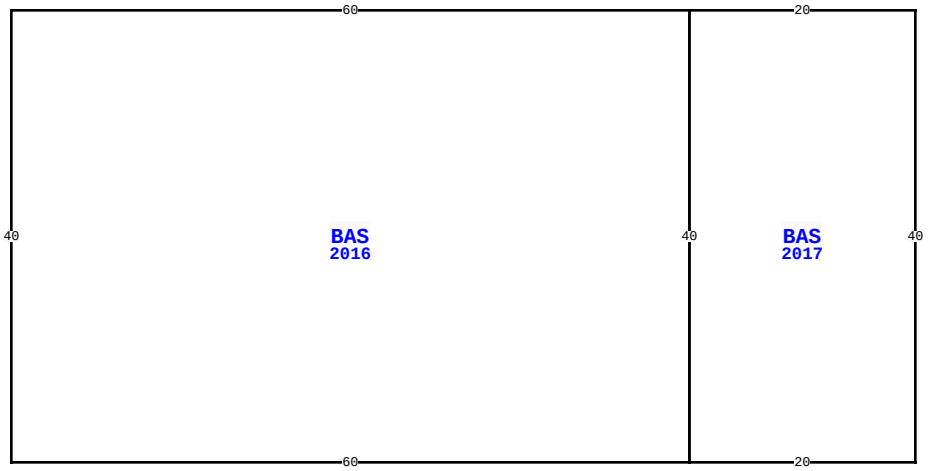
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2016	2,400	42,617
BAS	800	100	2017	800	14,206
TOTALS	3,200			3,200	56,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	3,200	50.6000	19.73	63,136	2016	2016	0	0	0	10.00	90.00

1 GARAGE RES 100% - 2018 Heated Area: 3200 HX Base Yr 2018



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

1650 PHILIPS MANOR RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		652,104
TOTAL MARKET OB/XF VALUE		1,940
TOTAL LAND VALUE - MARKET		529,200
TOTAL MARKET VALUE		1,183,244
SOH/AGL Deduction		709,920
ASSESSED VALUE		473,324
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		421,913
TOTAL JUST VALUE		1,183,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,181,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1700384	SHED	25,250	04/20/2017
17001488	CO ISSUED	0	02/23/2017
B1633337	GARAGE	0	11/02/2016
B1632737	NEW CONSTR	327,162	07/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2032/1821	3/03/2016	WD	Q	V	01	130,000
GRANTOR: KETCHUM RAYMOND E B R						
GRANTEE: LEIDECKER LOUIS E						
1663/0886	12/17/2009	TD	U	V	30	100
GRANTOR: KETCHUM RAYMOND E B I						
GRANTEE: KETCHUM RAYMOND E B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W20 BAS=[YR=2016] W60 S40 E60 N40$ S40 E20 N40$.

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
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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		RSF-1	0.00	0.00	2.16	AC		1.00	1.00	0.70	350,000.00	245,000.00	529,200							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 2.16 Total Land Value: 529,200 Market: 0 Agricultural: 0 Common: 529,200 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

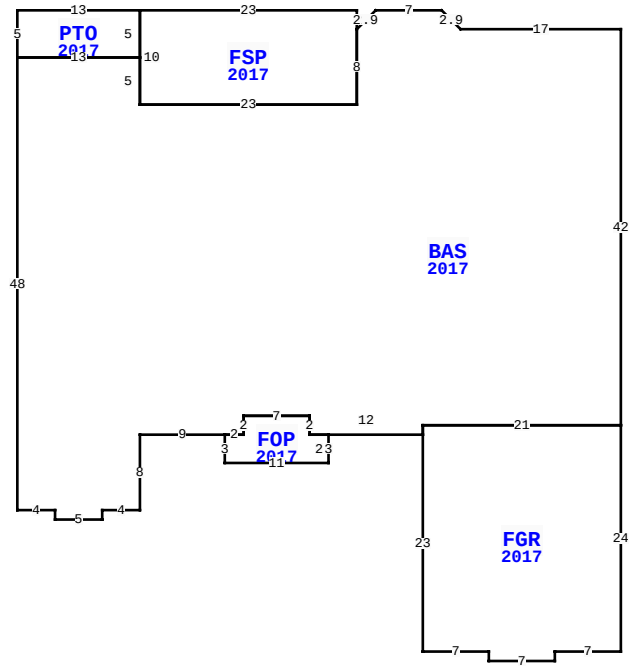
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3027.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,621	100	2017	2,621	518,178
FGR	511	55	2017	281	55,554
FOP	47	30	2017	14	2,768
FSP	230	40	2017	92	18,188
PTO	65	5	2017	3	593
TOTALS	3,474			3,011	595,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,011	148.1568	205.94	620,085	2017	2017	0	0	0	4.00	96.00

2 SNGL FAM 100% - 2018 Heated Area: 2621 HX Base Yr 2018



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1663/0886	12/17/2009	TD	U	V	30	100
GRANTOR: KETCHUM RAYMOND E B I						
GRANTEE: KETCHUM RAYMOND E B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 U2 L2 W7 D2 L2 FSP=[YR=2017] N2 W23 PTO=[YR=2017] W13 S5 E13 N5$ S10 E23 N8$ S8 W23 N5 W13 S48 E4 S1 E5 N1 E4 N8 E9 FOP=[YR=2017] S3 E11 N3 W2 N2 W7 S2 W2$ E2 N2 E7 S2 E12 FGR=[YR=2017] S23 E7 S1 E7 N1 E7 N24 W21 S1$ N1 E21 N42$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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