LOT 5
BARNWELL MANOR PHASE 3
OR 2445/770

PHILLIPS FRANK & LORRAINE REVOCABLE TRUST/PHILLIPS
93048 COPE COURT
FERNANDINA BEACH, FL 32034

2026

39-2N-28-0141-0005-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	02	Quality Level 02

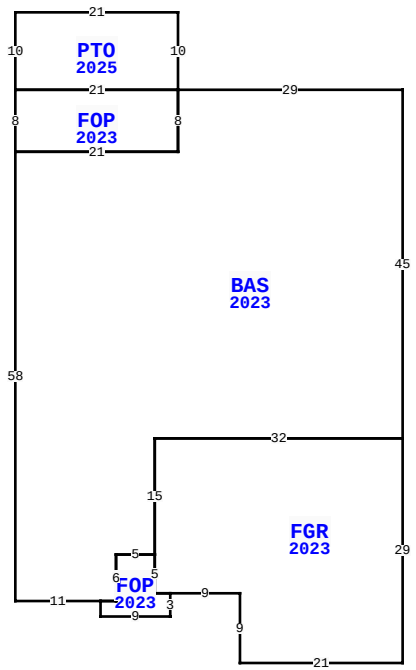
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4088.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2023	2,430	343,649
FGR	829	55	2023	456	64,487
FOP	50	30	2023	15	2,121
FOP	168	30	2023	50	7,071
PTO	210	5	2025	10	1,414
TOTALS	3,687			2,961	418,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,961	102.2485	142.13	420,847	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2430 HX Base Yr 2024



93048 COPE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		418,743
TOTAL MARKET OB/XF VALUE		9,128
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		552,871
SOH/AGL Deduction		50,793
ASSESSED VALUE		502,078
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		450,667
TOTAL JUST VALUE		552,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240001276	SCR ENCL T-210	6,712	02/01/2024
2301281	NEW CONSTR	466,395	01/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2788/168	5/15/2025	WD	U	I	11	100
GRANTOR: PHILLIPS FRANK J & LO						
GRANTEE: PHILLIPS FRANK & LO						
2666/785	9/12/2023	SW	Q	I	02	582,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PHILLIPS FRANK J &						

BUILDING NOTES

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
3	0912	SCRN RM G	0	100	10	21	210.00	SF	21.00	21.00	100	2025	2024		97	4,278	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		97	4,850	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W29 S8 W21 S58 E11 E2 N6 E5 N15 E32 N45 $
FGR=[YR=2023;ORIG=48,55] E32 S29 W21 N9 W9 W2 N5 N15 $
FOP=[YR=2023;ORIG=30,10] E21 S8 W21 N8 $
FOP=[YR=2023;ORIG=43,70] E5 S5 E2 S3 W9 N2 E2 N6 $
PTO=[YR=2025;ORIG=30,10] E21 N10 W21 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,128

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-	1131.00	125.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 07/23/2024 BY NW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS