

PHILIPS ENTERPRISES LLC
1433 PHILIPS MANOR RD
FERNANDINA BEACH, FL 32034

02-3N-25-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
																				VALUATION BY												
																					STANDARD											
																					Tax Group: 4											
																					Tax Dist:											
																					BUILDING MARKET VALUE											
																					TOTAL MARKET OB/XF VALUE											
																					TOTAL LAND VALUE - MARKET											
																					TOTAL MARKET VALUE											
																					SOH/AGL Deduction											
																					ASSESSED VALUE											
																					TOTAL EXEMPTION VALUE											
																					BASE TAXABLE VALUE											
																					TOTAL JUST VALUE											
																					NCON VALUE											
																					INCOME VALUE											
																					PREVIOUS YEAR MKT VALUE											