

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

10-3N-25-0000-0001-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
ELEMENT			CD			CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										PAGE 1 of 1	4									
																							VALUATION BY										STANDARD									
																							Tax Group: 4										Tax Dist:									
																							BUILDING MARKET VALUE										0									
																							TOTAL MARKET OB/XF VALUE										0									
																							TOTAL LAND VALUE - MARKET										350,000									
																							TOTAL MARKET VALUE										34,750									
																							SOH/AGL Deduction										0									
																							ASSESSED VALUE										34,750									
																							TOTAL EXEMPTION VALUE										0									
																							BASE TAXABLE VALUE										34,750									
																							TOTAL JUST VALUE										350,000									
																							NCON VALUE										0									
																							INCOME VALUE																			
																							PREVIOUS YEAR MKT VALUE										0									