PT OF E HIGGINBOTHAM GRANT
PAR 3 LYING E OF HODGE BRANCH
PT OR 2227/1373

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

2023

38-3N-25-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	387,200
TOTAL MARKET VALUE	67,460
SOH/AGL Deduction	0
ASSESSED VALUE	67,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,460
TOTAL JUST VALUE	387,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2227/1373	9/27/2018	WD	U	V	11	100
GRANTOR: COLLINS JANE GARRETT						
GRANTEE: PHILIPS ENTERPRISES						
2165/0773	12/19/2017	WD	U	V	11	100
GRANTOR: COLLINS JANE GARRETT						
GRANTEE: COLLINS JANE GARRET						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	156.00	AC		1.00	1.00	1.00	410.00	410.00	63,960							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	175.00	175.00	3,500							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	176.00	AC		1.00	1.00	1.00	2,200.00	2,200.00	387,200							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 176.00 Total Land Value: 67,460 Market: 387,200 Agricultural: 67,460 Common: 0 PRINTED 08/02/2023 BY SYS