PT GOVT LOT 6 OF SEC 50-2N-28E
PT OR 2227/1373 (EX SOVEREIGN
SUBMERGED LANDS)

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

2024

50-2N-28-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9500	RIVERS AND LAKES	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3027.00		

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

OFF GERBING RD, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	250
TOTAL MARKET VALUE	250
SOH/AGL Deduction	0
ASSESSED VALUE	250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250
TOTAL JUST VALUE	250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250

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						
0912/1928	12/21/1999	WD	U	I	01	100
GRANTOR: PHILIPS EBER B SR & J						
GRANTEE: PHILIPS EBER B SR T						

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	009500	C	SUBMERGED	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	25.00	25.00	250							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 10.00 Total Land Value: 250 Market: 0 Agricultural: 0 Common: 250 PRINTED 08/06/2024 BY SYS