

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

11-3N-25-0000-0003-0000

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											
																		VALUATION BY		STANDARD									
																		Tax Group: 4		Tax Dist:									
																		BUILDING MARKET VALUE		0									
																		TOTAL MARKET OB/XF VALUE		0									
																		TOTAL LAND VALUE - MARKET		913,830									
																		TOTAL MARKET VALUE		118,798									
																		SOH/AGL Deduction		0									
																		ASSESSED VALUE		118,798									
																		TOTAL EXEMPTION VALUE		0									
																		BASE TAXABLE VALUE		118,798									
																		TOTAL JUST VALUE		913,830									
																		NCON VALUE		0									
																		INCOME VALUE											
																		PREVIOUS YEAR MKT VALUE		670,142									