

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

44-3N-26-0000-0005-0080

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1									
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					175,500						
																												TOTAL MARKET VALUE					3,510						
																												SOH/AGL Deduction					0						
																												ASSESSED VALUE					3,510						
																												TOTAL EXEMPTION VALUE					0						
																												BASE TAXABLE VALUE					3,510						
																												TOTAL JUST VALUE					175,500						
																												NCON VALUE					0						
																												INCOME VALUE											
																												PREVIOUS YEAR MKT VALUE					144,000						
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