BLOCK 183 LOTS ALL OF
CITY OF FDNA BEACH

FLORIDA PUBLIC UTILITIES CO
401 S DIXIE HWY
WEST PALM BEACH, FL 33401-5807

**2023**

**00-00-31-1800-0183-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 25 100 |
| Story Height | | 12 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 05 | DIST 1A 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

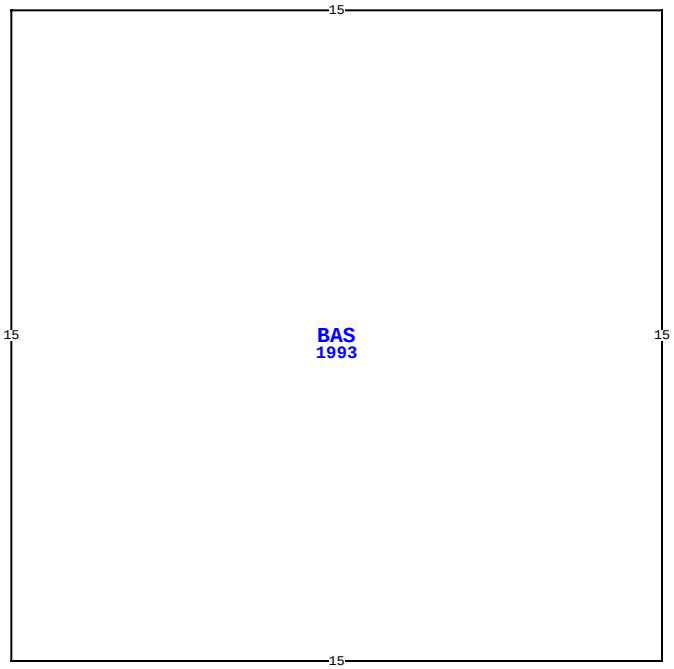
| | | | |
|---|---|---|---|
| DOR CODE | 9100 | UTILITIES | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 225 | 100 | 225 | 1,469 |
| TOTALS | 225 | | 225 | 1,469 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4803 | 06 | 225 | 68.7053 | 32.64 | 7,344 | 1960 | 1960 | 0 | 0 | 0 | 80.00 | 20.00 |

1 STOR WAREH – 0% - 0 Heated Area: 225 HX Base Yr




1200 S 10TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/13/2022 | KK | LGL DATE | |
| XF DATE | 01/13/2022 | KK | LAND DATE | 01/13/2022 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 5,724 |
| TOTAL MARKET OB/XF VALUE | 28,275 |
| TOTAL LAND VALUE - MARKET | 522,720 |
| TOTAL MARKET VALUE | 556,719 |
| SOH/AGL Deduction | 159,310 |
| ASSESSED VALUE | 397,409 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 397,409 |
| TOTAL JUST VALUE | 556,719 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 549,974 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E25688 | NEW CONSTR | 0 | 12/01/2012 |
| B959404 | NEW CONSTR | 19,000 | 11/02/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W15 S15 E15 N15$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0819 | CONC 12" | 0 | 0 | 0 | 0 | 2,000.00 | SF | 4.75 | 4.75 | 100 | 1995 | 1995 | 3 | 72 | 6,840 | |
| 2 | 1131 | REINFR 8 | 0 | 0 | 0 | 0 | 900.00 | SF | 6.30 | 6.30 | 100 | 1995 | 1995 | 3 | 91 | 5,160 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 5 | 5 | 25.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 33 | |
| 4 | 0810 | CONCRETE A | 0 | 0 | 3 | 4 | 12.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 16 | |
| 6 | 0431 | CL FNC 8B | 0 | 0 | 0 | 0 | 1,134.00 | LF | 12.50 | 12.50 | 100 | 1999 | 1999 | 3 | 52 | 7,371 | |
| 7 | 0464 | FNC GT 10' | 0 | 0 | 0 | 0 | 2.00 | UT | 350.00 | 350.00 | 100 | 1999 | 1999 | 3 | 52 | 364 | |
| 9 | 0466 | FNC GT 20' | 0 | 0 | 0 | 0 | 1.00 | UT | 750.00 | 750.00 | 100 | 1995 | 1995 | 3 | 39 | 293 | |
| 11 | 0810 | CONCRETE A | 0 | 0 | 152 | 3 | 456.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 80 | 2,371 | |
| 12 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 4.00 | UT | 100.00 | 100.00 | 100 | 2000 | 2000 | 3 | 100 | 400 | |
| 13 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 8.00 | UT | 450.00 | 450.00 | 100 | 2010 | 2010 | 3 | 81 | 2,916 | |

TOTAL OB/XF 25,764

## LAND DESCRIPTION

| 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 | 009100 | C | UTILITY | 0 | 0006 | PI-1 | 400.00 | 200.00 | 87,120.00 | SF | | 1.00 | 1.00 | 1.00 | 6.00 | 6.00 | 522,720 | | | | | | | |

REVIEW DATE 01/13/2022 BY KK Total Acres: 0.00 Total Land Value: 522,720 Market: 0 Agricultural: 0 Common: 522,720 PRINTED 08/02/2023 BY SYS

BLOCK 183 LOTS ALL OF
CITY OF FDNA BEACH

FLORIDA PUBLIC UTILITIES CO
401 S DIXIE HWY
WEST PALM BEACH, FL 33401-5807

**2023**

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## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
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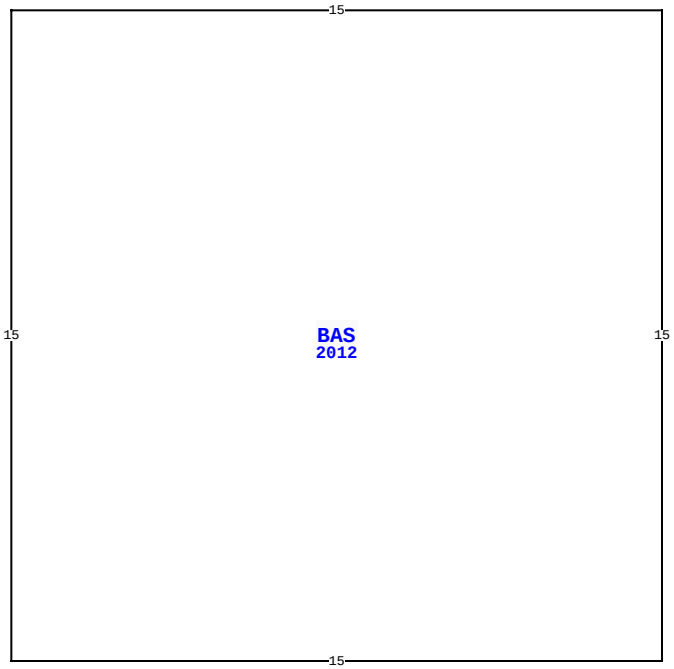
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 0 100 |
| Frame | 03 | MASONRY 100 |
| Common Wall | | 25 100 |
| Story Height | | 12 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 9100 | UTILITIES |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 2002.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 225 | 100 | 225 | 4,256 |
| TOTALS | 225 | | 225 | 4,255 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4803 | 04 | 225 | 63.2100 | 30.02 | 6,754 | 1995 | 1995 | 0 | 0 | 0 | 37.00 | 63.00 |

2 STOR WAREH – 0% - 0 Heated Area: 225 HX Base Yr




1200 S 10TH ST, FERNANDINA BEACH

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## NASSAU COUNTY PROPERTY

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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2012] W15 S15 E15 N15$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 14 | 0467 | FNC GT 25' | 0 | 0 | 0 | 0 | 1.00 | UT | 875.00 | 875.00 | 100 | 2000 | 2000 | 3 | 55 | 481 | |
| 15 | 1126 | CB/STC 8" | 0 | 0 | 0 | 0 | 28.00 | SF | 8.00 | 8.00 | 100 | 1999 | 1999 | 3 | 79 | 177 | |
| 16 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 79.00 | LF | 20.00 | 20.00 | 100 | 2012 | 2012 | 3 | 85 | 1,343 | |
| 17 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2012 | 2012 | 3 | 85 | 510 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,511

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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