



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	1	1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS	2	2 100
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	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	38,310
TOTALS	720		720	38,310

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0424	CL FNC 6'	0	0	0	736.00	LF	20.00	20.00	100	2012
2	0467	FNC GT 25'	0	0	0	1.00	UT	1,050.00	1,050.00	100	2012
3	0092	AUTO GATE	0	0	0	1.00	UT	3,500.00	3,500.00	100	2012
4	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00	100	2012
5	0975	ST LT/ARM	0	0	0	1.00	UT	500.00	500.00	100	2012
6	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	2012
7	0812	CONCRETE C	0	0	0	1,468.00	SF	4.00	4.00	100	2012
8	0402	CONC BUMPE	0	0	0	19.00	UT	25.00	25.00	100	2012
9	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2012
10	0810	CONCRETE A	0	0	0	384.00	SF	6.50	6.50	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	009100	C	UTILITY	0		PI-1	200.00	200.00	38,831.00	SF	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1709	04	720	85.9320	73.90	53,208	2012	2012	0	0	28.00	72.00
1 MH OFFICE - 0% - 0											
Heated Area: 720 HX Base Yr											
BAS 2012											
602 LIME ST, FERNANDINA BEACH											
BLD DATE 11/21/2017 KK LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											

TOTAL OB/XF											
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TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		38,310	
TOTAL MARKET OB/XF VALUE		29,249	
TOTAL LAND VALUE - MARKET		135,908	
TOTAL MARKET VALUE		203,467	
SOH/AGL Deduction		0	
ASSESSED VALUE		203,467	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		203,467	
TOTAL JUST VALUE		203,467	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		190,701	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E24482	NEW CONSTR	0	01/01/2012
B25258	NEW CONSTR	21,000	10/01/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0517/0043	5/07/1987	GD	Q	V	
GRANTOR: LOWE BERNICE M					
GRANTEE: FL PUBLIC UTILITIES					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2012] W60 S12 E60 N12\$.					

FLORIDA PUBLIC UTILITIES CO
500 ENERGY LN SUITE 400
DOVER, DE 19901

00-00-31-1800-0186-0010

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