PT OF SECTIONS 1 10 11 12
& 41 100X15415 FT STRIP
IN OR 145/208

FLORIDA POWER & LIGHT CO
ATTN: PROPERTY TAX -PSX/JB, 700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

2023

01-2N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

BURNS RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	515,000
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	532,500
SOH/AGL Deduction	0
ASSESSED VALUE	532,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	532,500
TOTAL JUST VALUE	532,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	533,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0145/0208	1/01/1973	WD	Q	V		12,400

GRANTOR:

GRANTEE:

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
1	5000	POLE FNDN	0	0	0	0	1.00	UT	515,000.00	515,000.00	100	0	0	3	100	515,000	

LAND DESCRIPTION

TOTAL OB/XF 515,000

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		OR	0.00	0.00	35.00	AC		1.00	1.00	1.00	500.00	500.00	17,500							

REVIEW DATE 11/22/2022 BY KBA Total Acres: 35.00 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 08/02/2023 BY SYS