LOTS 1 2 5 THRU 13, 19 THRU 23
29 PT OF LOTS 8 9 15 16 18 24
25 28 & 30 (EX PT IN OR 2646/153

FLORIDA POWER & LIGHT COMPANY
700 UNIVERSE BLVD (CRE/JB)
JUNO BEACH, FL 33408

2023

02-1N-24-2180-1327-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

US 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/16/2022 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,169,345
TOTAL MARKET VALUE	3,169,345
SOH/AGL Deduction	1,727,036
ASSESSED VALUE	1,442,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,442,309
TOTAL JUST VALUE	3,169,345
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,189,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2155/1156	10/30/2017	SW	U	V	11	100
GRANTOR: DOUBLE HOOK REALTY LL						
GRANTEE: FLORIDA POWER & LIG						
2145/0149	9/07/2017	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: DOUBLE HOOK REALTY						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	004000	C	VAC INDUSTIR	0		IP	0.00	0.00	237.30	AC		1.00	1.00	1.00	13,000.00	13,000.00	3,084,900							
2	009630	C	SWAMP	0		IP	0.00	0.00	168.89	AC		1.00	1.00	1.00	500.00	500.00	84,445							

REVIEW DATE 02/16/2022 BY RDC Total Acres: 406.19 Total Land Value: 3,169,345 Market: 0 Agricultural: 0 Common: 3,169,345 PRINTED 08/02/2023 BY SYS