PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E IN OR 1772/280

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

2023

06-2N-28-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

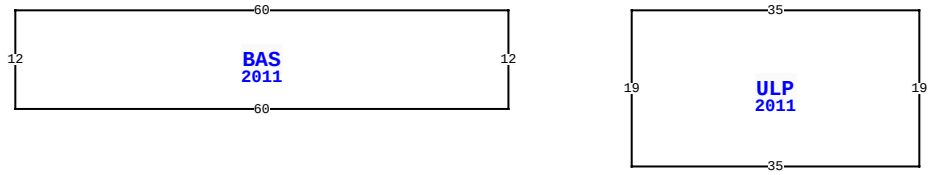
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	40,552
ULP	665	15	100	5,632
TOTALS	1,385		820	46,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	820	93.5550	80.46	65,977	2011	2011	0	0	0	30.00	70.00

2 MH OFFICE – 0% - 0 Heated Area: 720 HX Base Yr



3426 CITATION CT, FERNANDINA BEACH

BLD DATE	02/01/2018	KK	LGL DATE	
XF DATE	02/01/2018	KK	LAND DATE	02/01/2018 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,431,244
TOTAL MARKET OB/XF VALUE	265,739
TOTAL LAND VALUE - MARKET	582,169
TOTAL MARKET VALUE	3,279,152
SOH/AGL Deduction	718,765
ASSESSED VALUE	2,560,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,560,387
TOTAL JUST VALUE	3,279,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,439,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130872	H/AC	68,000	04/23/2013
20130866	NEW CONSTR	58,000	04/22/2013
20130869	NEW CONSTR	15,000	04/22/2013
20130750	NEW CONSTR	1,550	04/10/2013
20130736	NEW CONSTR	37,000	04/09/2013
20130640	NEW CONSTR	9,288	03/28/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1772/0280	1/04/2012	WD	U	I	18	730,000
GRANTOR: THE CITY OF FERNANDIN						
GRANTEE: FLORIDA PUBLIC UTIL						
0420/0202	5/01/1984	WD	Q	V		44,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W60 S12 E60 N12$ PTR= E15 ULP=[YR=2011] E35 S19 W35 N19$ W15$.

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
2	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2013	2013	3	87	653	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	87	261	
4	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2001	2001	3	86	151	
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2001	2001	3	58	2,935	
6	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2001	2001	3	58	290	
7	0812	CONCRETE C	0	0	0	0	680.00	SF	6.00	6.00	100	2001	2001	3	82	3,346	
8	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2001	2001	3	100	1,000	
12	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	2013	2013	3	87	489	
15	0803	ASPHALT C	0	0	0	0	67,492.00	SF	2.00	2.00	100	2013	2013	3	74	99,888	
16	0400	CONC CURB	0	0	0	0	1,542.00	LF	15.00	15.00	100	2013	2013	3	96	22,205	

TOTAL OB/XF 131,218

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	I-1	0.00	0.00	291,000.00	SF		1.00	1.00	1.00	2.00	2.00	582,000							
2	009602	C	RETENTION PO	0		I-1	0.00	0.00	1.69	AC		1.00	1.00	1.00	100.00	100.00	169							

REVIEW DATE 02/01/2018 BY KK Total Acres: 1.69 Total Land Value: 582,169 Market: 0 Agricultural: 0 Common: 582,169 PRINTED 08/02/2023 BY SYS

PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E IN OR 1772/280

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

2023

06-2N-28-0000-0001-0030

BUILDING CHARACTERISTICS

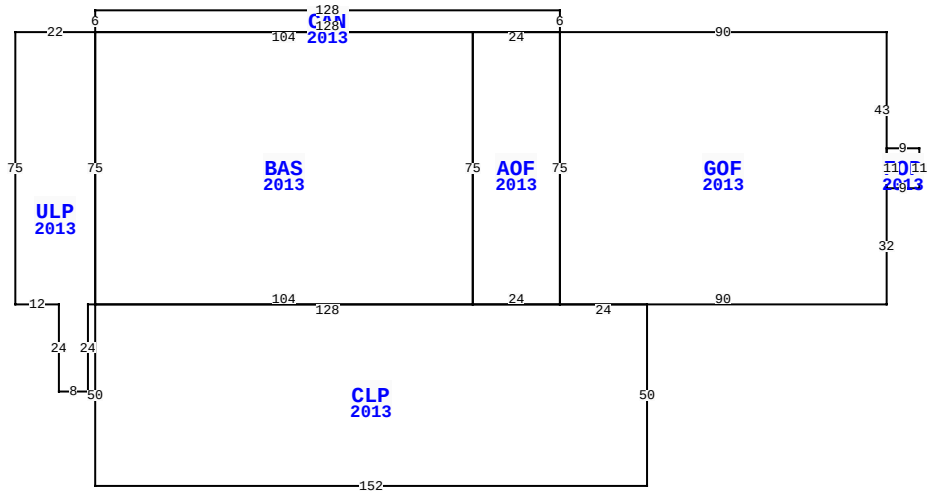
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 50
Exterior Wall	25	MOD METAL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	99	N/A 100
Heating Type	03	FORCED AIR 100
Plumbing		17 100
Frame	05	STEEL 100
Story Height		27 100
RMS		24 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,800	185	3,330	247,938
BAS	7,800	100	7,800	580,755
CAN	768	30	230	17,125
CLP	7,600	60	4,560	339,519
FOP	99	50	50	3,723
GOF	6,750	210	14,175	1,055,411
ULP	1,842	30	553	41,174
TOTALS	26,659		30,698	2,285,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	30,698	168.5376	80.06	2,457,682	2013	2013	0	0	0	7.00	93.00

3 STOR WAREH – 0% - 0 Heated Area: 16350 HX Base Yr



3426 CITATION CT, FERNANDINA BEACH

BLD DATE	02/01/2018	KK	LGL DATE	
XF DATE	02/01/2018	KK	LAND DATE	02/01/2018 KK
INC DATE			AG DATE	

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
17	0402	CONC BUMPE	0	0	0	0	22.00	UT	25.00	25.00	100	2013	2013	3	96	528	
18	0812	CONCRETE C	0	0	0	0	1,530.00	SF	4.00	4.00	100	2013	2013	3	95	5,814	
19	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	6.50	100	2013	2013	3	95	667	
20	0810	CONCRETE A	0	0	51	4	204.00	SF	6.50	6.50	100	2013	2013	3	95	1,260	
21	0810	CONCRETE A	0	0	24	5	120.00	SF	6.50	6.50	100	2013	2013	3	95	741	
22	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	2013	2013	3	95	198	
23	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	2013	2013	3	95	198	
24	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	2013	2013	3	95	198	
25	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	2013	2013	3	95	2,470	
26	0811	CONCRETE B	0	0	0	0	535.00	SF	5.20	5.20	100	2013	2013	3	95	2,643	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,431,244
TOTAL MARKET OB/XF VALUE	265,739
TOTAL LAND VALUE - MARKET	582,169
TOTAL MARKET VALUE	3,279,152
SOH/AGL Deduction	718,765
ASSESSED VALUE	2,560,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,560,387
TOTAL JUST VALUE	3,279,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,439,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20130446	NEW CONSTR	1,900,000	03/05/2013
20130309	GAS	4,933	02/13/2013
20130183	FOUNDATION	200,000	01/28/2013
20110276	OTHER	1,200	03/01/2011
20110213	ELEC OTHER	300	02/15/2011
20110139	NEW CONSTR	12,000	02/02/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1772/0280	1/04/2012	WD	U	I	18	730,000
GRANTOR: THE CITY OF FERNANDIN						
GRANTEE: FLORIDA PUBLIC UTIL						
0420/0202	5/01/1984	WD	Q	V		44,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

GOF=[YR=2013] W90 CAN=[YR=2013] N6 W128 S6 ULP=[YR=2013] W22 S75 E12 S24 E8 N24 E2 BAS=[YR=2013] E104 AOF=[YR=2013] E24 N75 W24 S75$ N75 W104 S75$ N75 $ E128$ S75 CLP=[YR=2013] W128 S50 E152 N50 W24$ E90 N32 FOP=[YR=2013] E9 N11 W9 S11$ N43$.

LAND DESCRIPTION

TOTAL OB/XF 14,717

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

REVIEW DATE 02/01/2018 BY KK Total Acres: 1.69 Total Land Value: 582,169 Market: 0 Agricultural: 0 Common: 582,169 PRINTED 08/02/2023 BY SYS

PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E IN OR 1772/280

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

2023

06-2N-28-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		2 100
Stories	0	0 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

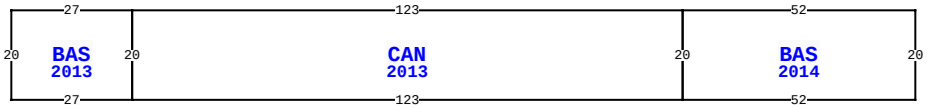
DOR CODE 9100 UTILITIES
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	18,784
BAS	1,040	100	1,040	36,176
CAN	2,460	30	738	25,672
TOTALS	4,040		2,318	80,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	06	2,318	79.6950	38.65	89,591	2013	2013	0	0	0	10.00	90.00

4 GARAGE – 0% - 0 Heated Area: 1580 HX Base Yr



3426 CITATION CT, FERNANDINA BEACH

BLD DATE	02/01/2018	KK	LGL DATE		
XF DATE	02/01/2018	KK	LAND DATE	02/01/2018	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,431,244
TOTAL MARKET OB/XF VALUE	265,739
TOTAL LAND VALUE - MARKET	582,169
TOTAL MARKET VALUE	3,279,152
SOH/AGL Deduction	718,765
ASSESSED VALUE	2,560,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,560,387
TOTAL JUST VALUE	3,279,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,439,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100076	ELEC OTHER	6,000	01/14/2010
B2003354	NEW CONSTR	20,000	06/29/2000
B2003144	NEW CONSTR	400,000	06/06/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1772/0280	1/04/2012	WD	U	I	18	730,000
GRANTOR: THE CITY OF FERNANDIN						
GRANTEE: FLORIDA PUBLIC UTIL						
0420/0202	5/01/1984	WD	Q	V		44,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W52 CAN=[YR=2013] W123 BAS=[YR=2013] W27 S20 E27 N20$ S20 E123 N20$ S20 E52 N20$.

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
27	0819	CONC 12"	0	0	74	5	370.00	SF	9.50	9.50	100	2013	2013	3	95	3,339	
28	0811	CONCRETE B	0	0	0	0	2,280.00	SF	5.20	5.20	100	2013	2013	3	95	11,263	
29	0424	CL FNC 6'	0	0	0	0	1,566.00	LF	20.00	20.00	100	2013	2013	3	87	27,248	
30	0424	CL FNC 6'	0	0	0	0	137.00	LF	23.00	23.00	100	2013	2013	3	87	2,741	
31	0425	CL FNC 8'	0	0	0	0	136.00	LF	10.65	10.65	100	2013	2013	3	87	1,260	
32	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	87	522	
33	0467	FNC GT 25'	0	0	0	0	3.00	UT	1,050.00	1,050.00	100	2013	2013	3	87	2,741	
34	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	2013	2013	3	87	609	
35	0092	AUTO GATE	0	0	0	0	2.00	UT	3,500.00	3,500.00	100	2013	2013	3	65	4,550	
36	0972	ST LGHT UN	0	0	0	0	12.00	UT	2,530.00	2,530.00	100	2013	2013	3	87	26,413	

TOTAL OB/XF 80,686

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

REVIEW DATE 02/01/2018 BY KK Total Acres: 1.69 Total Land Value: 582,169 Market: 0 Agricultural: 0 Common: 582,169 PRINTED 08/02/2023 BY SYS

PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E IN OR 1772/280

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

2023

06-2N-28-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	0	0 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

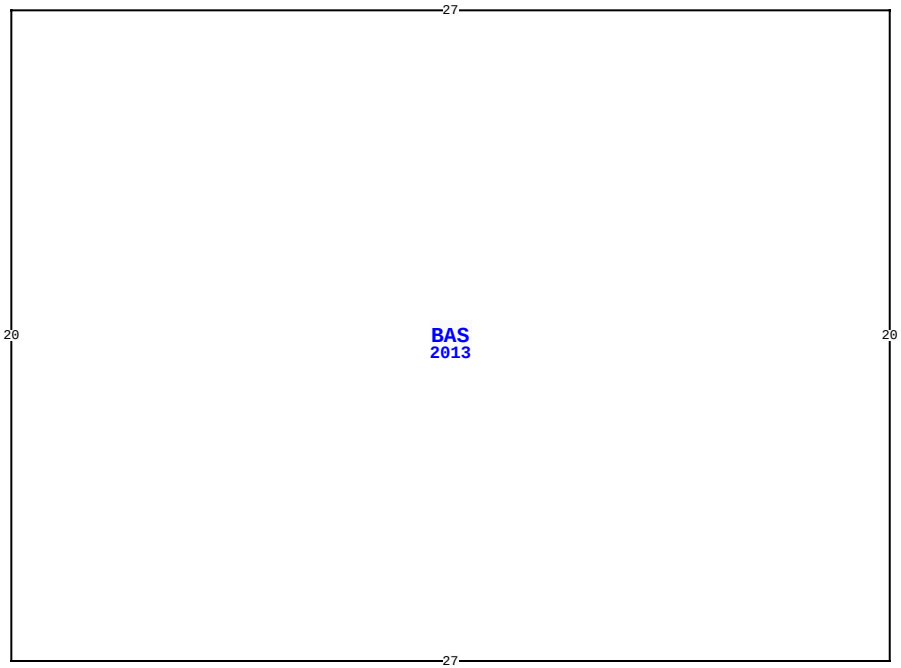
DOR CODE 9100 UTILITIES
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	18,784
TOTALS	540		540	18,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	06	540	79.6950	38.65	20,871	2013	2013	0	0	0	10.00	90.00

5 GARAGE – 0% - 0 Heated Area: 540 HX Base Yr



3426 CITATION CT, FERNANDINA BEACH

BLD DATE	02/01/2018	KK	LGL DATE	
XF DATE	02/01/2018	KK	LAND DATE	02/01/2018 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,431,244
TOTAL MARKET OB/XF VALUE	265,739
TOTAL LAND VALUE - MARKET	582,169
TOTAL MARKET VALUE	3,279,152
SOH/AGL Deduction	718,765
ASSESSED VALUE	2,560,387
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,560,387
TOTAL JUST VALUE	3,279,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,439,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1772/0280	1/04/2012	WD	U	I	18	730,000
GRANTOR: THE CITY OF FERNANDIN						
GRANTEE: FLORIDA PUBLIC UTIL						
0420/0202	5/01/1984	WD	Q	V		44,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W27 S20 E27 N20$.

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
37	0300	BOAT DCK W	0	0	0	0	320.00	SF	50.00	50.00	100	2013	2013	3	75	12,000	
38	0350	CARPORT WD	0	0	14	14	196.00	SF	26.00	26.00	100	2013	2013	3	65	3,312	
39	0350	CARPORT WD	0	0	40	20	800.00	SF	26.00	26.00	100	2013	2013	3	65	13,520	
40	6001	ROLLUP DR	0	0	0	0	3.00	UT	400.00	400.00	100	2013	2013	3	65	780	
41	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2014	2014	3	70	280	
42	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2014	2014	3	70	2,450	
43	0351	CARPORT MT	0	0	44	22	968.00	SF	10.00	10.00	100	2014	2014	3	70	6,776	

LAND DESCRIPTION

TOTAL OB/XF 39,118

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

REVIEW DATE 02/01/2018 BY KK Total Acres: 1.69 Total Land Value: 582,169 Market: 0 Agricultural: 0 Common: 582,169 PRINTED 08/02/2023 BY SYS