PT OF GOVT LOT 2 SEC 14-2N-28E
IN OR 1839/1508 (EX ESMT
OR 1839/1510)

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

2023

14-2N-28-0000-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3016.00		

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

FIRST COAST HWY, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,465
TOTAL LAND VALUE - MARKET	120,224
TOTAL MARKET VALUE	121,689
SOH/AGL Deduction	0
ASSESSED VALUE	121,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,689
TOTAL JUST VALUE	121,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1839/1508	2/08/2013	QC	U	V	11	304,100

GRANTOR: NASSAU COUNTY

GRANTEE: FLORIDA PUBLIC UTIL

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	0443	STK FNC 6'	0	0	0	0	116.00	LF	12.50	12.50	100	2013	2013	3	65	943	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	87	522	

LAND DESCRIPTION

TOTAL OB/XF 1,465

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	CPO	0.00	0.00	60,112.00	SF		1.00	1.00	1.00	2.00	2.00	120,224							

REVIEW DATE 01/22/2018 BY KK Total Acres: 0.00 Total Land Value: 120,224 Market: 0 Agricultural: 0 Common: 120,224 PRINTED 08/02/2023 BY SYS