

PT OF 36-2N-27E &
BLOCK 1 PT OF LOT 61 S-2
IN OR 2081/510

VERTICAL BRIDGE LANDCO LLC
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487

2023

36-2N-27-0000-0001-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	17	CB STUCCO 100	8600	06	703	95.9458	23.03	16,190	1994	1994	0	0	0	50.00	50.00	STANDARD																			
Roof Structur	01	FLAT 100	1 BARNS - 0% - 0													Heated Area: 703 HX Base Yr																			
Roof Cover	04	BUILT-UP 100	19 37 19 37 BAS 1994													VALUATION BY										Tax Group: 4 Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										8,095									
Interior Floo	05	ASPH TILE 100														TOTAL MARKET OB/XF VALUE										3,198									
Ceiling	01	FIN.SUSPD 100														TOTAL LAND VALUE - MARKET										1,386,000									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE										1,397,293									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction										1,113,557									
Plumbing	0	100														ASSESSED VALUE										283,736									
Frame	03	MASONRY 100														TOTAL EXEMPTION VALUE										0									
Story Height	9	100														BASE TAXABLE VALUE										283,736									
RMS	3	100														TOTAL JUST VALUE										1,397,293									
Stories	1.	1. 100	NCON VALUE										0																						
Class	00	. 100	INCOME VALUE																																
Units	0	100	PREVIOUS YEAR MKT VALUE										934,996																						
Occupancy	00	NONE 100																																	
Quality	04	Quality Level 04																																	
DOR CODE	9100	UTILITIES																																	
MAP NUM		MKT AREA	04																																
NEIGHBORHOOD/LOC	4005.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	703	100	703	8,095																															
TOTALS	703		703	8,095																															
EXTRA FEATURES										85002 LINA RD, FERNANDINA BEACH																									
L N	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	0432	CL FNC 12B	0	0	0	0	241.00	LF	17.45	17.45	100	1994	1994	3	36	1,514																			
2	0466	FNC GT 20'	0	0	0	0	2.00	UT	600.00	600.00	100	1994	1994	3	36	432																			
3	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	1994	1994	3	36	252																			
4	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1994	1994	3	36	126																			
5	0810	CONCRETE A	0	0	32	6	192.00	SF	6.50	6.50	100	1994	1994	3	70	874																			
LAND DESCRIPTION										TOTAL OB/XF										3,198															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000116	C	SFR MARSH	0		OR	0.00	0.00	12.32	AC		1.00	1.00	0.75	150,000.00	112,500.00	1,386,000																		
REVIEW DATE 07/20/2021 BY KKK Total Acres: 12.32 Total Land Value: 1,386,000 Market: 0 Agricultural: 0 Common: 1,386,000 PRINTED 08/02/2023 BY SYS																																			