

STATE OF FLORIDA TIIF
 DEP 3900 COMMONWEALTH BLVD
 TALLAHASSEE, FL 32399

37-2N-27-0000-0001-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 4																																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	0	7.00	93.00																																							
Exterior Wall	17	CB STUCCO 100								8901	04	7,565	120.8400	209.05	1,581,463	1993	1998	0	0	0	0	0	0	0	0	0	VALUATION BY																																				
Roof Structure	09	RIDGE FRME 100								1 GOVT BLDG - 0% - 0										Heated Area: 7340										HX Base Yr										STANDARD																							
Roof Cover	11	SLATE 100																																						Tax Group: 4								Tax Dist:															
Interior Wall	05	DRYWALL 100																																						BUILDING MARKET VALUE								2,534,700															
Interior Floor	07	CORK/VTILE 50																																						TOTAL MARKET OB/XF VALUE								168,085															
Interior Floor	14	CARPET 50																																						TOTAL MARKET VALUE								1,278,475															
Ceiling	01	FIN.SUSPD 100																																						SOH/AGL Deduction								1,413,772															
Air Condition	03	CENTRAL 100																																						ASSESSED VALUE								2,567,488															
Heating Type	04	AIR DUCTED 100																																						TOTAL EXEMPTION VALUE								05								2,567,488							
Fixtures	18	100																																						BASE TAXABLE VALUE								0															
Frame	03	MASONRY 100																																						TOTAL JUST VALUE								3,981,260															
Story Height		10 100																																						NCON VALUE								0															
RMS		16 100																																						INCOME VALUE																							
Stories	1.	1. 100																																						PREVIOUS YEAR MKT VALUE								3,194,745															
Units		0 100																																																													
Occupancy	00	NONE 100																																																													
Quality		05		Quality Level 05																																																											
DOR CODE		8700		STATE																																																											
MAP NUM				MKT AREA						04																																																					
NEIGHBORHOOD/LOC		4002.00																																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																											
BAS	7,044	100	7,044	1,369,470																																																											
BAS	20	100	20	3,888																																																											
BAS	96	100	96	18,664																																																											
BAS	180	100	180	34,995																																																											
CAN	20	30	6	1,166																																																											
CAN	20	30	6	1,166																																																											
CAN	20	30	6	1,166																																																											
CAN	662	30	199	38,689																																																											
PTO	170	5	8	1,555																																																											
TOTALS		8,232		7,565		1,470,761																																																									
EXTRA FEATURES										86130 LICENSE RD, FERNANDINA BEACH										BLD DATE 07/13/2021										KXX										LGL DATE 07/13/2021										KXX													
																				XF DATE 07/13/2021										KXX										LGL DATE 07/13/2021										KXX													
																				INC DATE																																											
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	0803	ASPHALT C	0	0	0	0	12,676.00	SF	2.00	2.00	100	1993	1993	3	50	12,676																																															
2	0803	ASPHALT C	0	0	0	0	38,482.00	SF	2.00	2.00	100	1993	1993	3	50	38,482																																															
3	0812	CONCRETE C	0	0	0	0	766.00	SF	4.00	4.00	100	1993	1993	3	68	2,084																																															
4	2027	FLR SAFE	0	0	0	0	1.00	UT	750.00	750.00	100	1993	1993	3	90	675																																															
5	2027	FLR SAFE	0	0	0	0	1.00	UT	750.00	750.00	100	2010	2010	3	98	735																																															
6	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2010	2010	3	98	6,860																																															
7	0400	CONC CURB	0	0	0	0	466.00	LF	15.00	15.00	100	1993	1993	3	76	5,312																																															
8	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	100	1993	1993	3	76	304																																															
9	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1993	1993	3	36	1,822																																															
10	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1993	1993	3	36	360																																															
LAND DESCRIPTION										TOTAL OB/XF										69,310																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																						
1	008700	C	STATE		0	0004	GU	0.00	0.00	127,630.00	SF		1.00	1.00	1.00	10.00	10.00	1,276,300																																													
2	009602	C	RETENTION PO		0	0004	GU	0.00	0.00	1.75	AC		1.00	1.00	1.00	100.00	100.00	175																																													
3	009600	C	WASTELAND		0			0.00	0.00	0.80	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,000																																													
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REVIEW DATE	07/13/2021	BY	KKX	Total Acres: 2.55	Total Land Value: 1,278,475	Market: 0	Agricultural: 0	Common: 1,278,475	PRINTED 08/02/2023 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 4																					
Exterior Wall		16	WD FR STUC 100		8901		04	5,399	110.4497	EFF. BASE RATE		1,031,641		2010	2010		0		0		2.00		98.00		VALUATION BY					STANDARD											
Roof Structur		09	RIDGE FRME 100		3		GOVT BLDG - 0% - 0		Heated Area: 5395		HX Base Yr												Tax Group: 4					Tax Dist:													
Roof Cover		04	BUILT-UP 100																						BUILDING MARKET VALUE					2,534,700											
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE					168,085											
Interior Floo		07	CORK/VTILE 50																						TOTAL LAND VALUE - MARKET					1,278,475											
Interior Floo		14	CARPET 50																						TOTAL MARKET VALUE					3,981,260											
Ceiling		01	FIN.SUSPD 100																						SOH/AGL Deduction					1,413,772											
Air Condition		04	ROOF TOP 100																						ASSESSED VALUE					2,567,488											
Heating Type		04	AIR DUCTED 100																						TOTAL EXEMPTION VALUE					05 2,567,488											
Fixtures		14	100																						BASE TAXABLE VALUE					0											
Frame		03	MASONRY 100																						TOTAL JUST VALUE					3,981,260											
Story Height			15 100																						NCON VALUE					0											
RMS			5 100																						INCOME VALUE																
Stories		1.	1. 100																						PREVIOUS YEAR MKT VALUE					3,194,745											
Units			0 100																																						
Occupancy		00	NONE 100																																						
Quality		04	Quality Level 04																																						
DOR CODE		8700	STATE																																						
MAP NUM			MKT AREA																																						
NEIGHBORHOOD/LOC		4002	00																																						
AREA TYPE			TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																
BAS			5,395		100		5,395		1,010,259																																
STP			35		10		4		749																																
TOTALS		5,430			5,399		1,011,008																																		
EXTRA FEATURES										86130 LICENSE RD, FERNANDINA BEACH										BLD DATE		07/13/2021		KKX		LGL DATE		07/13/2021		KKX											
																				XF DATE		07/13/2021		KKX		LAND DATE															
																				INC DATE						AG DATE															
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																			
21	0418	EXHST FAN		0	0	0	0	1.00		UT	400.00		400.00		100	2010	2010	3	50	200																					
22	0812	CONCRETE C		0	0	0	0	887.00		SF	4.00		4.00		100	2010	2010	3	92	3,264																					
23	0819	CONC 12"		0	0	68	5	340.00		SF	9.50		9.50		100	2010	2010	3	92	2,972																					
24	0462	ST/AL FNC		0	0	0	0	322.00		SF	10.00		10.00		100	2010	2010	3	64	2,061																					
25	0803	ASPHALT C		0	0	0	0	17,628.00		SF	2.00		2.00		100	2010	2010	3	68	23,974																					
26	0424	CL FNC 6'		0	0	0	0	639.00		LF	23.00		23.00		100	2010	2010	3	81	11,905																					
27	0424	CL FNC 6'		0	0	0	0	51.00		LF	30.00		30.00		100	2010	2010	3	81	1,239																					
28	4950	BOLLARD		0	0	0	0	2.00		UT	100.00		100.00		100	2010	2010	3	100	200																					
29	0810	CONCRETE A		0	0	0	0	105.00		SF	6.50		6.50		100	2010	2010	3	92	628																					
30	0812	CONCRETE C		0	0	0	0	2,122.00		SF	4.00		4.00		100	2010	2010	3	92	7,809																					
LAND DESCRIPTION										TOTAL OB/XF										54,252																					
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															

REVIEW DATE	07/13/2021	BY	KKX	Total Acres: 2.55	Total Land Value: 1,278,475	Market: 0	Agricultural: 0	Common: 1,278,475	PRINTED 08/02/2023 BY SYS
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