

PARCELS 1-12 & 1-27
PT OR 1028/835
(EX PT IN OR 2574/1221)

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2023

42-2N-27-0000-0001-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	04	REIN CONC 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100	220	7,599
TOTALS	220		220	7,599

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	86	12			4.00	100	2015
2	0463	FENCE GATE	0	0	0	0			300.00	100	2015
3	0431	CL FNC 8B	0	0	0	0			12.50	100	2015
4	0430	CL FNC 6B	0	0	0	0			9.70	100	2021
5	0464	FNC GT 10'	0	0	0	0			350.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	009100	C	UTILITY	0		OR	0.00	0.00	64.28	AC	1.00
2	009600	C	WASTELAND	0		OR	0.00	0.00	44.00	AC	1.00
3	009630	C	SWAMP	0		OR	0.00	0.00	304.39	AC	1.00

REVIEW DATE 04/11/2022 BY KK

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	04	220	76.5450	36.36	7,999	2015	2015	0	0	5.00	95.00
1 STOR WAREH - 0% - 0 Heated Area: 220 HX Base Yr											
20											
11											
BAS 2015											
20											
11											

BLD DATE	04/11/2022	KK	LGL DATE	
XF DATE	04/11/2022	KK	LAND DATE	
INC DATE			AG DATE	
04/11/2022				KK
SR 200 A1A, YULEE				

TOTAL OB/XF											
8,458											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		7,599	
TOTAL MARKET OB/XF VALUE		8,458	
TOTAL LAND VALUE - MARKET		744,295	
TOTAL MARKET VALUE		760,352	
SOH/AGL Deduction		0	
ASSESSED VALUE		760,352	
TOTAL EXEMPTION VALUE		04	760,352
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		760,352	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		737,264	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014135	ELEC BUILDING	85,836	09/26/2022
21016513	XFOB	1,691,000	11/29/2021
21004373	XFOB	50,000	04/09/2021
B1633017	XFOB	6,000	09/01/2016
E1528596	NEW CONSTR	0	01/01/2015
B1226634	XFOB	265,000	11/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1028/0835	1/02/2002	WD U	I	12	
GRANTOR: UNITED WATER FLORIDA					
GRANTEE: JEA					
1026/0541	12/21/2001	WD U	V	02	
GRANTOR: UNITED WATER FLORIDA					
GRANTEE: UNITED WATER FLORID					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W20 S11 E20 N11\$.											

Total Acres: 412.67 Total Land Value: 744,295 Market: 0 Agricultural: 0 Common: 744,295 PRINTED 08/02/2023 BY SYS