



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 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
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	582	100
CAN	18	30
TOTALS	600	587

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4803	06	587	82.9870	39.42	23,140	1993	1993	0	0	0	42.00	58.00	

1

STOR WAREH - 0% - 0

Heated Area: 582

HX Base Yr

20

30

20

18

6

6

3

3

BAS

1993

CAN

1993

BLD DATE	11/25/2020	KK	LGL DATE	
XF DATE	11/25/2020	KK	LAND DATE	11/25/2020

NASSAU COUNTY PROPERTY					PAGE 1 of 2		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4			Tax Dist:				
BUILDING MARKET VALUE				21,783			
TOTAL MARKET OB/XF VALUE				302,877			
TOTAL LAND VALUE - MARKET				1,176,000			
TOTAL MARKET VALUE				1,500,660			
SOH/AGL Deduction				428,103			
ASSESSED VALUE				1,072,557			
TOTAL EXEMPTION VALUE				04	1,072,557		
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				1,500,660			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				1,185,335			

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	5001	SUB STATN	0	0	0	0	1.00	UT	158,600.00	158,600.00	100	1980	1980
2	5001	SUB STATN	0	0	0	0	1.00	UT	101,500.00	101,500.00	100	1993	1993
3	0803	ASPHALT C	0	0	0	0	5,580.00	SF	2.00	2.00	100	1980	1980
4	0803	ASPHALT C	0	0	0	0	13,225.00	SF	2.00	2.00	100	1993	1993
5	0431	CL FNC 8B	0	0	0	0	1,319.00	LF	12.50	12.50	100	1993	1993
6	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993
7	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	1993	1993
8	0811	CONCRETE B	0	0	0	0	742.00	SF	5.20	5.20	100	1993	1993
9	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1993	1993
10	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1993	1993

LAND DESCRIPTION													
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
1	009100	C	UTILITY	0		OR	0.00	0.00	14.70	AC		1.00	1.00
TOTAL OB/XF 288,669													
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UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
80,000.00	80,000.00	1,176,000											

JACKSONVILLE ELECT AUTHORITY
6674 COMMONWEALTH AV
JACKSONVILLE, FL 32254

43-2N-27-0000-0001-0010

[illegible]