S-15 OF TRACT A
IN OR 362 PG 150
SOUTH BEACH SUB 3/11

FLORIDA PUBLIC UTILITIES
401 S DIXIE HWY
WEST PALM BEACH, FL 33401-5807

2024

00-00-31-1720-000A-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1043.00		

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

1ST AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,050
TOTAL MARKET VALUE	85,050
SOH/AGL Deduction	24,279
ASSESSED VALUE	60,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,771
TOTAL JUST VALUE	85,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0362/0150	6/01/1982	WD	Q	V		2,500

GRANTOR:
GRANTEE:

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		R-2	50.00	40.00	50.00	FF		1.00	1.00	0.38	4,500.00	1,701.00	85,050							

REVIEW DATE 03/13/2024 BY MLU Total Acres: 0.00 Total Land Value: 85,050 Market: 0 Agricultural: 0 Common: 85,050 PRINTED 08/06/2024 BY SYS