BLOCK 183 LOTS ALL OF
CITY OF FDNA BEACH

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

2024

00-00-31-1800-0183-0000

NASSAU COUNTY PROPERTY

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	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Common Wall		25 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

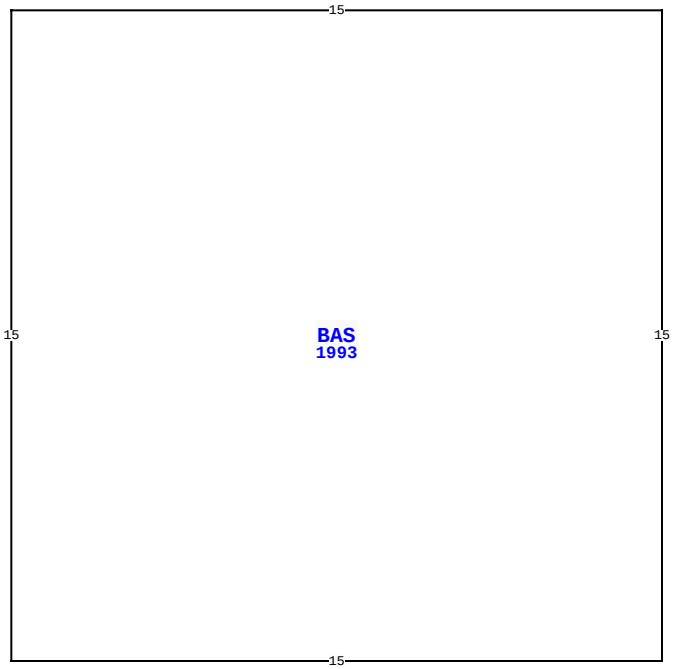
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	225	100	225	1,414
TOTALS	225		225	1,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	225	68.7053	31.43	7,072	1960	1960	0	0	0	80.00	20.00

1 STOR WAREH – 0% - 0 Heated Area: 225 HX Base Yr



1200 S 10TH ST, FERNANDINA BEACH

BLD DATE	01/13/2022	KK	LGL DATE	
XF DATE	01/13/2022	KK	LAND DATE	01/13/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	5,318
TOTAL MARKET OB/XF VALUE	27,255
TOTAL LAND VALUE - MARKET	522,720
TOTAL MARKET VALUE	555,293
SOH/AGL Deduction	118,143
ASSESSED VALUE	437,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	437,150
TOTAL JUST VALUE	555,293
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	556,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25688	NEW CONSTR	0	12/01/2012
B959404	NEW CONSTR	19,000	11/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S15 E15 N15$.

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
1	0819	CONC 12"	0	0	0	0	2,000.00	SF	4.75	4.75	100	1995	1995	3	70	6,650	
2	1131	REINFR 8	0	0	0	0	900.00	SF	6.30	6.30	100	1995	1995	3	91	5,160	
3	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	1960	1960	3	20	33	
4	0810	CONCRETE A	0	0	3	4	12.00	SF	6.50	6.50	100	1960	1960	3	20	16	
5	0431	CL FNC 8B	0	0	0	0	1,134.00	LF	12.50	12.50	100	1999	1999	3	48	6,804	
6	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1999	1999	3	48	336	
7	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1995	1995	3	36	270	
8	0810	CONCRETE A	0	0	152	3	456.00	SF	6.50	6.50	100	2000	2000	3	79	2,342	
9	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2000	2000	3	100	400	
10	0978	SECURTY LT	0	0	0	0	8.00	UT	450.00	450.00	100	2010	2010	3	78	2,808	

TOTAL OB/XF 24,819

LAND DESCRIPTION

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	0006	PI-1	400.00	200.00	87,120.00	SF		1.00	1.00	1.00	6.00	6.00	522,720							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 522,720 Market: 0 Agricultural: 0 Common: 522,720 PRINTED 08/06/2024 BY SYS

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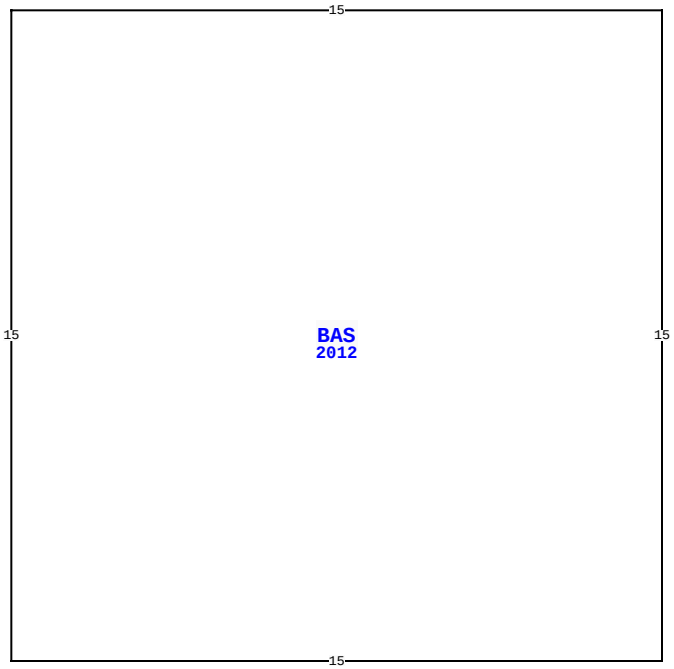
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Common Wall		25 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	225	100	225	3,904
TOTALS	225		225	3,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	225	63.2100	28.92	6,507	1995	1995	0	0	0	40.00	60.00

2 STOR WAREH – 0% - 0 Heated Area: 225 HX Base Yr



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NASSAU COUNTY PROPERTY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W15 S15 E15 N15$.

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
11	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	2000	2000	3	52	455	
12	1126	CB/STC 8"	0	0	0	0	28.00	SF	8.00	8.00	100	1999	1999	3	77	172	
13	0424	CL FNC 6'	0	0	0	0	79.00	LF	20.00	20.00	100	2012	2012	3	83	1,311	
14	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2012	2012	3	83	498	

LAND DESCRIPTION

TOTAL OB/XF 2,436

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 522,720 Market: 0 Agricultural: 0 Common: 522,720 PRINTED 08/06/2024 BY SYS