



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
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	2017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	35,295
TOTALS	720		720	35,295

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0424	CL FNC 6'	0	0	0	736.00	LF	20.00	20.00
2	0467	FNC GT 25'	0	0	0	1.00	UT	1,050.00	1,050.00
3	0092	AUTO GATE	0	0	0	1.00	UT	3,500.00	3,500.00
4	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00
5	0975	ST LT/ARM	0	0	0	1.00	UT	500.00	500.00
6	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00
7	0812	CONCRETE C	0	0	0	1,468.00	SF	4.00	4.00
8	0402	CONC BUMPE	0	0	0	19.00	UT	25.00	25.00
9	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00
10	0810	CONCRETE A	0	0	0	384.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	009100	C	UTILITY	0		PI-1	200.00	200.00	38,831.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1709	04	720	85.9320	70.03	50,422	2012	2012	0	0	0	30.00	70.00
1 MH OFFICE - 0% - 0												
Heated Area: 720 HX Base Yr												
BAS 2012												

602 LIME ST, FERNANDINA BEACH				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
736.00	LF	20.00	20.00	100	2012	2012	3	83	12,218		
1.00	UT	1,050.00	1,050.00	100	2012	2012	3	83	872		
1.00	UT	3,500.00	3,500.00	100	2012	2012	3	55	1,925		
1.00	UT	2,530.00	2,530.00	100	2012	2012	3	83	2,100		
1.00	UT	500.00	500.00	100	2012	2012	3	83	415		
1.00	UT	450.00	450.00	100	2012	2012	3	83	374		
1,468.00	SF	4.00	4.00	100	2012	2012	3	93	5,461		
19.00	UT	25.00	25.00	100	2012	2012	3	95	451		
1.00	UT	300.00	300.00	100	2012	2012	3	83	249		
384.00	SF	6.50	6.50	100	2012	2012	3	93	2,321		

TOTAL OB/XF												
26,386												

NASSAU COUNTY PROPERTY		PAGE 1 of 2		2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		35,295		
TOTAL MARKET OB/XF VALUE		28,410		
TOTAL LAND VALUE - MARKET		135,908		
TOTAL MARKET VALUE		199,613		
SOH/AGL Deduction		0		
ASSESSED VALUE		199,613		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		199,613		
TOTAL JUST VALUE		199,613		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		203,467		

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
0517/0043	5/07/1987	GD	Q	V	
GRANTOR: LOWE BERNICE M					
GRANTEE: FL PUBLIC UTILITIES					
SALE PRICE					
33,000					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W60 S12 E60 N12\$.									

FLORIDA PUBLIC UTILITIES CO
500 ENERGY LN SUITE 400
DOVER, DE 19901

00-00-31-1800-0186-0010

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