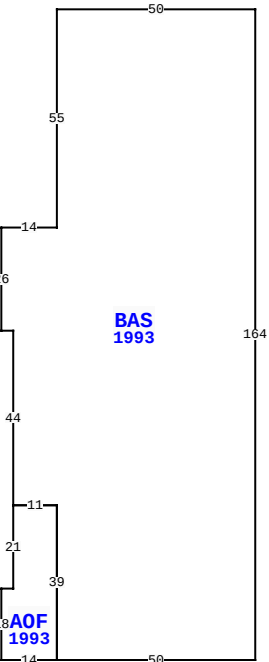


FLORIDA PUBLIC UTILITIES CO
500 ENERGY LN SUITE 400
DOVER, DE 19901

00-00-31-1800-0303-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		24	CORG METAL 100		4803	06	9,942	89.9712	41.16	409,213	1947	1947		0	0	80.00	20.00	VALUATION BY					STANDARD																				
Roof Structur		10	STEEL FRME 100		1 STOR WAREH - 0% - 0													Heated Area: 9531													HX Base Yr												
Roof Cover		05	CORG ASB 100															BUILDING MARKET VALUE													118,748												
Interior Wall		07	NONE 100															TOTAL MARKET OB/XF VALUE													28,692												
Interior Floo		03	CONC FINSH 100															TOTAL LAND VALUE - MARKET													142,200												
Ceiling		04	NONE 100															TOTAL MARKET VALUE													289,640												
Air Condition		01	NONE 100															SOH/AGL Deduction													0												
Heating Type		01	NONE 100															ASSESSED VALUE													289,640												
Plumbing			5 100															TOTAL EXEMPTION VALUE													0												
Frame		05	STEEL 100															BASE TAXABLE VALUE													289,640												
Story Height			27 100															TOTAL JUST VALUE													289,640												
RMS			3 100															NCON VALUE													0												
Stories		1.	1. 100		BAS 1993													INCOME VALUE																									
Class		00	. 100																																								
Units		0	0 100																																								
BUD8 Adjustme		02	DIST FB 100		AOF 1993													PREVIOUS YEAR MKT VALUE													295,366												
Occupancy		00	OWNER OCC 100																																								
Quality		03	Quality Level 03																																								
DOR CODE		4800	WAREHOUSE-STORAGE																																								
MAP NUM			MKT AREA																																								
NEIGHBORHOOD/LOC		1010	.00																																								
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
AOF		483	185	894	7,359																																						
BAS		9,048	100	9,048	74,483																																						
TOTALS		9,531		9,942	81,843																																						
EXTRA FEATURES		611 LIME ST, FERNANDINA BEACH													BLD DATE		01/13/2022		KK		LGL DATE		01/13/2022		KK																		
L N		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		0812	CONCRETE C	0	0	0	0	6,244.00	SF	4.00	4.00	100	1947	1947	3	20	4,995																										
2		0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	1993	1993	3	32	1,493																										
3		0511	GARAGE CB-	0	0	30	16	480.00	SF	40.00	40.00	100	1947	1947	3	20	3,840																										
4		0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1970	1970	3	20	180																										
5		0812	CONCRETE C	0	0	0	0	4,960.00	SF	4.00	4.00	100	1985	1985	3	47	9,325																										
6		0430	CL FNC 6B	0	0	0	0	823.00	LF	9.70	9.70	100	1993	1993	3	30	2,395																										
7		0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1993	1993	3	30	210																										
8		0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	1993	1993	3	30	450																										
9		0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1996	1996	3	40	2,024																										
10		6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	100	1993	1993	3	20	360																										
LAND DESCRIPTION										TOTAL OB/XF										25,272																							
L N		USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																		
1		004800	C	WAREHOUSE	0	0003	I-1	200.00	400.00	1.58	AC		1.00																														

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