PT OF SEC 34-2N-24E &
PT OF SEC 3-1N-24E
IN OR 2323/1487

FLORIDA POWER & LIGHT COMPANY
PROPERTY TAX DEPARTMENT, 700 UNIVERSE BLVD, PSX/JB
JUNO BEACH, FL 33408

2024

34-2N-24-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

RIVER RD, CALLAHAN

BLD DATE		LGL DATE	05/19/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,011,600
TOTAL MARKET VALUE	1,011,600
SOH/AGL Deduction	0
ASSESSED VALUE	1,011,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,011,600
TOTAL JUST VALUE	1,011,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,011,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2323/1487	12/09/2019	SW	U	V	20	4,045,000

GRANTOR: RAYONIER FOREST RESOU

GRANTEE: FLORIDA POWER & LIG

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	009900	C	AC NON-AG	0		OR	0.00	0.00	404.64	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,011,600							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 404.64 Total Land Value: 1,011,600 Market: 0 Agricultural: 0 Common: 1,011,600 PRINTED 08/06/2024 BY SYS