PT OF 36-2N-27E &
BLOCK 1 PT OF LOT 61 S-2
IN OR 2081/510

VERTICAL BRIDGE LANDCO LLC
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487

2024

36-2N-27-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

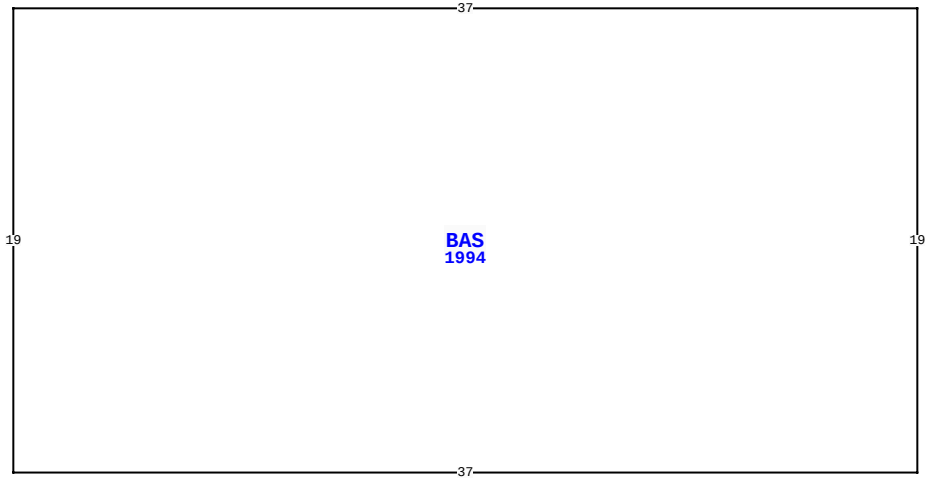
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	703	100	703	8,095
TOTALS	703		703	8,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	703	95.9458	23.03	16,190	1994	1994	0	0	0	50.00	50.00

1 BARNS – 0% - 0 Heated Area: 703 HX Base Yr



85002 LINA RD, FERNANDINA BEACH

BLD DATE	07/20/2021	KKX	LGL DATE	07/20/2021	KKX
XF DATE			LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	8,095
TOTAL MARKET OB/XF VALUE	2,915
TOTAL LAND VALUE - MARKET	1,201,200
TOTAL MARKET VALUE	1,212,210
SOH/AGL Deduction	900,100
ASSESSED VALUE	312,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,110
TOTAL JUST VALUE	1,212,210
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,027,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6569	NEW CONSTR	6,000	06/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2081/0510	10/19/2016	SW	U	I	11	100
GRANTOR: VERTICAL BRIDGE CC FM						
GRANTEE: VERTICAL BRIDGE LAN						
1973/0943	3/25/2015	SW	U	I	11	100
GRANTOR: CLEAR CHANNEL METROPL						
GRANTEE: IHEARTMEDIA TOWER C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W37 S19 E37 N19$.

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	0432	CL FNC 12B	0	0	0	0	241.00	LF	17.45	17.45	100	1994	1994	3	32	1,346	
2	0466	FNC GT 20'	0	0	0	0	2.00	UT	600.00	600.00	100	1994	1994	3	32	384	
3	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	1994	1994	3	32	224	
4	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	100	1994	1994	3	32	112	
5	0810	CONCRETE A	0	0	32	6	192.00	SF	6.50	6.50	100	1994	1994	3	68	849	

LAND DESCRIPTION

TOTAL OB/XF 2,915

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	000116	C	SFR MARSH	0		OR	0.00	0.00	12.32	AC		1.00	1.00	0.65	150,000.00	97,500.00	1,201,200							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 12.32 Total Land Value: 1,201,200 Market: 0 Agricultural: 0 Common: 1,201,200 PRINTED 08/06/2024 BY SYS