

STATE OF FLORIDA TIIF
DEP 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

37-2N-27-0000-0001-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 4																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	17	CB STUCCO 100								8901	04	7,565	120.8400	207.24	1,567,771	1993	1998	0	0	0	0	7.00	93.00	VALUATION BY															
Roof Structure	09	RIDGE FRME 100								1 GOVT BLDG - 0% - 0														Heated Area: 7340															
Roof Cover	11	SLATE 100																						HX Base Yr															
Interior Wall	05	DRYWALL 100																						Tax Group: 4															
Interior Floor	07	CORK/VTILE 50																						Tax Dist:															
Interior Floor	14	CARPET 50																						BUILDING MARKET VALUE															
Ceiling	01	FIN.SUSPD 100																						TOTAL MARKET OB/XF VALUE															
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET															
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE															
Fixtures	18	100																						SOH/AGL Deduction															
Frame	03	MASONRY 100																						ASSESSED VALUE															
Story Height		10 100																						TOTAL EXEMPTION VALUE															
RMS		16 100																						BASE TAXABLE VALUE															
Stories	1.	1. 100																						TOTAL JUST VALUE															
Units	0	0 100																						NCON VALUE															
Occupancy	00	NONE 100																						INCOME VALUE															
Quality	05	Quality Level 05																						PREVIOUS YEAR MKT VALUE															
DOR CODE	8700	STATE																																					
MAP NUM		MKT AREA																						04															
NEIGHBORHOOD/LOC	4002.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	7,044	100	7,044	1,357,613																																			
BAS	20	100	20	3,855																																			
BAS	96	100	96	18,502																																			
BAS	180	100	180	34,692																																			
CAN	20	30	6	1,156																																			
CAN	20	30	6	1,156																																			
CAN	20	30	6	1,156																																			
CAN	662	30	199	38,354																																			
PTO	170	5	8	1,542																																			
TOTALS	8,232		7,565	1,458,027																																			
EXTRA FEATURES					86130 LICENSE RD, FERNANDINA BEACH										BLD DATE 07/13/2021					KXX					LGL DATE 07/13/2021					07/13/2021					KXX				
															XF DATE 07/13/2021					KXX					LAND DATE														
															INC DATE										AG DATE														
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	0803	ASPHALT C	0	0	0	0	12,676.00	SF	2.00	2.00	100	1993	1993	3	50	12,676																							
2	0803	ASPHALT C	0	0	0	0	38,482.00	SF	2.00	2.00	100	1993	1993	3	50	38,482																							
3	0812	CONCRETE C	0	0	0	0	766.00	SF	4.00	4.00	100	1993	1993	3	66	2,022																							
4	2027	FLR SAFE	0	0	0	0	1.00	UT	750.00	750.00	100	1993	1993	3	89	668																							
5	2027	FLR SAFE	0	0	0	0	1.00	UT	750.00	750.00	100	2010	2010	3	98	735																							
6	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2010	2010	3	98	6,860																							
7	0400	CONC CURB	0	0	0	0	466.00	LF	15.00	15.00	100	1993	1993	3	74	5,173																							
8	0402	CONC BUMPE	0	0	0	0	16.00	UT	25.00	25.00	100	1993	1993	3	74	296																							
9	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1993	1993	3	32	1,619																							
10	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1993	1993	3	32	320																							
LAND DESCRIPTION										TOTAL OB/XF										68,851																			
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	008700	C	STATE		0	0004	OR	0.00	0.00	127,630.00	SF	1.00	1.00	1.00	10.00	10.00	1,276,300																						
2	009602	C	RETENTION PO		0	0004	OR	0.00	0.00	1.75	AC	1.00	1.00	1.00	100.00	100.00	175																						
3	009600	C	WASTELAND		0		OR	0.00	0.00	0.80	AC	1.00	1.00	1.00	2,500.00	2,500.00	2,000																						
																				</																			



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100	
Roof Structur	10	STEEL FRME	100	
Roof Cover	11	SLATE	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	03	CONC FINSH	100	
Ceiling	02	F.NOT SUS	100	
Air Condition	02	WINDOW	100	
Heating Type	02	CONVECTION	100	
Fixtures		0	100	
Frame	04	REIN CONC	100	
Story Height		8	100	
RMS		2	100	
Stories	1.	1.	100	
Units		0	100	
Occupancy	00	NONE	100	
Quality	04	Quality Level 04		
DOR CODE	8700	STATE		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	192	29,286
FOP	80	30	24	3,660
FST	256	50	128	19,523
TOTALS	528		344	52,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8901	04	344	95.6340	164.01	56,419	1993	1998	0	0	0	7.00	93.00

2 GOVT BLDG - 0% - 0

Heated Area: 192

HX Base Yr

12

5

16

16

16

16

12

5

16

BAS
1993

FOP
1993

FST
1993

BLD DATE	07/13/2021	KKX	LGL DATE	
XF DATE	07/13/2021	KKX	LAND DATE	07/13/2021

KKX

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CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 4									
ELEMNT CD										VALUATION BY										STANDARD									
Exterior Wall 16 WD FR STUC 100										Tax Group: 4										Tax Dist:									
Roof Structur 09 RIDGE FRME 100										BUILDING MARKET VALUE										2,512,722									
Roof Cover 04 BUILT-UP 100										TOTAL MARKET OB/XF VALUE										163,711									
Interior Wall 05 DRYWALL 100										TOTAL LAND VALUE - MARKET										1,278,475									
Interior Floo 07 CORK/VTILE 50										TOTAL MARKET VALUE										3,954,908									
Interior Floo 14 CARPET 50										SOH/AGL Deduction										1,130,671									
Ceiling 01 FIN.SUSPD 100										ASSESSED VALUE										2,824,237									
Air Condition 04 ROOF TOP 100										TOTAL EXEMPTION VALUE										05 2,824,237									
Heating Type 04 AIR DUCTED 100										BASE TAXABLE VALUE										0									
Fixtures 14 100										TOTAL JUST VALUE										3,954,908									
Frame 03 MASONRY 100										NCON VALUE										0									
Story Height 15 100										INCOME VALUE																			
RMS 5 100										PREVIOUS YEAR MKT VALUE										3,981,260									
Stories 1. 1. 100																													
Units 0 100																													
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																													
DOR CODE 8700 STATE																													
MAP NUM										MKT AREA										04									
NEIGHBORHOOD/LOC 4002.00																													
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
TOTAL ADJ AREA										SUBAREA MARKET VALUE																			
BAS 5,395 100 5,395 1,001,483																													
STP 35 10 4 743																													
TOTALS 5,430 5,399 1,002,225																													
EXTRA FEATURES										86130 LICENSE RD, FERNANDINA BEACH																			
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																													
21 0418 EXHST FAN 0 0 0 0 1.00 UT 400.00 400.00 100 2010 2010 3 45 180																													
22 0812 CONCRETE C 0 0 0 0 887.00 SF 4.00 4.00 100 2010 2010 3 91 3,229																													
23 0819 CONC 12" 0 0 68 5 340.00 SF 9.50 9.50 100 2010 2010 3 91 2,939																													
24 0462 ST/AL FNC 0 0 0 0 322.00 SF 10.00 10.00 100 2010 2010 3 60 1,932																													
25 0803 ASPHALT C 0 0 0 0 17,628.00 SF 2.00 2.00 100 2010 2010 3 66 23,269																													
26 0424 CL FNC 6' 0 0 0 0 639.00 LF 23.00 23.00 100 2010 2010 3 78 11,464																													
27 0424 CL FNC 6' 0 0 0 0 51.00 LF 30.00 30.00 100 2010 2010 3 78 1,193																													
28 4950 BOLLARD 0 0 0 0 2.00 UT 100.00 100.00 100 2010 2010 3 100 200																													
29 0810 CONCRETE A 0 0 0 0 105.00 SF 6.50 6.50 100 2010 2010 3 91 621																													
30 0812 CONCRETE C 0 0 0 0 2,122.00 SF 4.00 4.00 100 2010 2010 3 91 7,724																													
LAND DESCRIPTION										TOTAL OB/XF										52,751									
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																													
REVIEW DATE 07/13/2021 BY KKK										Total Acres: 2.55										Total Land Value: 1,278,475									
Market: 0										Agricultural: 0										Common: 1,278,475									
PRINTED 08/06/2024 BY SYS																													

[illegible]