OR 197 PG 674
EX R/W IN OR 203/462
ESMT IN OR 197/671

JACKSONVILLE ELECT AUTHORITY
6674 COMMONWEALTH AV
JACKSONVILLE, FL 32254

2024

43-2N-27-0000-0001-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

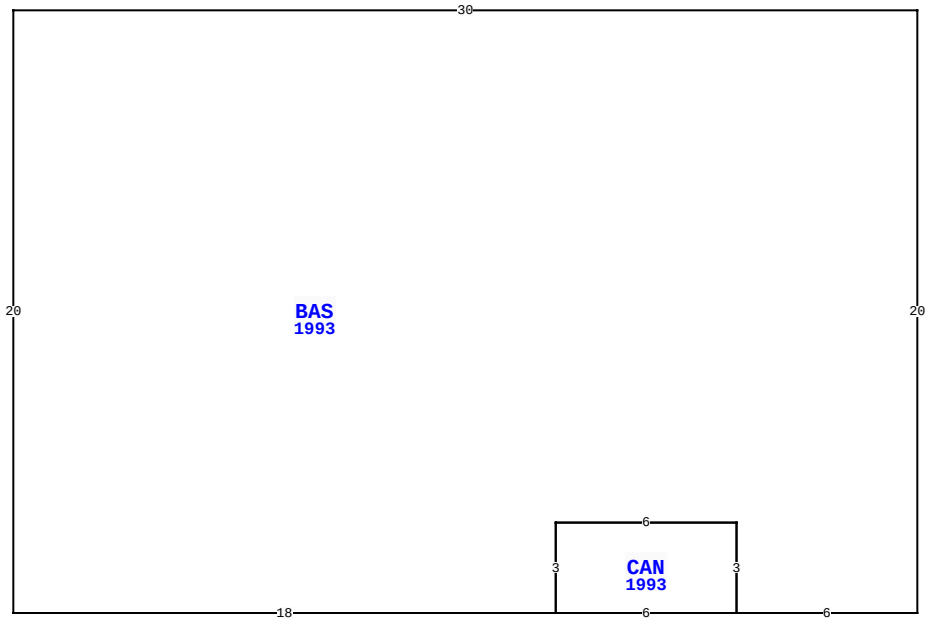
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	582	100	582	12,154
CAN	18	30	5	105
TOTALS	600		587	12,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	587	82.9870	37.97	22,288	1993	1993	0	0	0	45.00	55.00

1 STOR WAREH – 0% - 0 Heated Area: 582 HX Base Yr



85960 WILSON NECK RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/25/2020 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		20,231
TOTAL MARKET OB/XF VALUE		302,160
TOTAL LAND VALUE - MARKET		1,176,000
TOTAL MARKET VALUE		1,498,391
SOH/AGL Deduction		318,578
ASSESSED VALUE		1,179,813
TOTAL EXEMPTION VALUE	04	1,179,813
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,498,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,500,660

PRCL:0:1: J E A NASSAU SUB STATION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007106	XFOB	0	08/27/2020
20007112	XFOB	0	08/27/2020
00517	NEW CONSTR	101,500	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0197/0674	1/01/1975	WD	Q	V		51,440

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 E18 CAN=[YR=1993] E6 N3 W6 S3$ N3 E6 S3 E6 N20$.

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	5001	SUB STATN	0	0	0	0	1.00	UT	158,600.00	158,600.00	100	1980	1980	3	100	158,600	
2	5001	SUB STATN	0	0	0	0	1.00	UT	101,500.00	101,500.00	100	1993	1993	3	100	101,500	
3	0803	ASPHALT C	0	0	0	0	5,580.00	SF	2.00	2.00	100	1980	1980	3	50	5,580	
4	0803	ASPHALT C	0	0	0	0	13,225.00	SF	2.00	2.00	100	1993	1993	3	50	13,225	
5	0431	CL FNC 8B	0	0	0	0	1,319.00	LF	12.50	12.50	100	1993	1993	3	30	4,946	
6	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	20	700	
7	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	1993	1993	3	30	263	
8	0811	CONCRETE B	0	0	0	0	742.00	SF	5.20	5.20	100	1993	1993	3	66	2,547	
9	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1993	1993	3	66	429	
10	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1993	1993	3	66	429	

TOTAL OB/XF 288,219

LAND DESCRIPTION

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	009100	C	UTILITY	0		OR	0.00	0.00	14.70	AC		1.00	1.00	1.00	80,000.00	80,000.00	1,176,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 14.70 Total Land Value: 1,176,000 Market: 0 Agricultural: 0 Common: 1,176,000 PRINTED 08/06/2024 BY SYS

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ESMT IN OR 197/671

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2024

43-2N-27-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

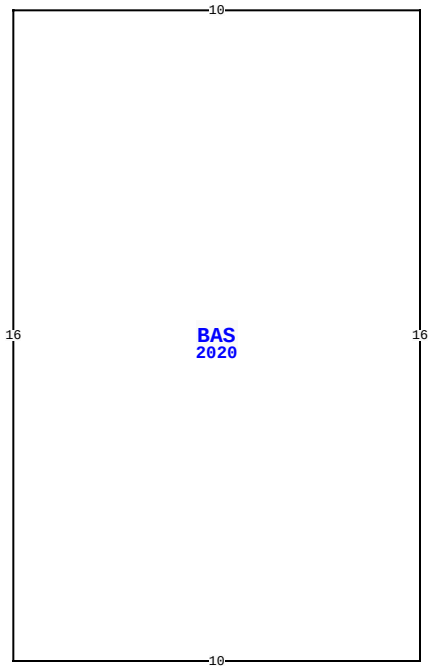
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100	160	7,973
TOTALS	160		160	7,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	160	111.1387	50.85	8,136	2020	2020	0	0	0	2.00	98.00

2 STOR WAREH – 0% - 0 Heated Area: 160 HX Base Yr



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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,498,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,500,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0197/0674	1/01/1975	WD	Q	V		51,440

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W10 S16 E10 N16$.

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
11	0810	CONCRETE A	0	0	0	0	438.00	SF	6.50	6.50	100	1993	1993	3	66	1,879	
12	0431	CL FNC 8B	0	0	0	0	380.00	LF	12.50	12.50	100	2020	2020	3	96	4,560	
13	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2020	2020	3	96	672	
14	0819	CONC 12"	0	0	18	8	144.00	SF	9.50	9.50	100	2020	2020	3	99	1,354	
15	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2020	2020	3	96	4,858	
16	0810	CONCRETE A	0	0	10	8	80.00	SF	6.50	6.50	100	2020	2020	3	99	515	
17	0810	CONCRETE A	0	0	4	4	16.00	SF	6.50	6.50	100	2020	2020	3	99	103	

TOTAL OB/XF 13,941

LAND DESCRIPTION

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 14.70 Total Land Value: 1,176,000 Market: 0 Agricultural: 0 Common: 1,176,000 PRINTED 08/06/2024 BY SYS