W 170 FT OF E1/2 OF LOT 97
OR 163/536 & OR 163/537
OCEAN BREEZE FARMS PB 2/19

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

2025

00-00-30-044B-0097-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		1 100
Stories	0	0 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

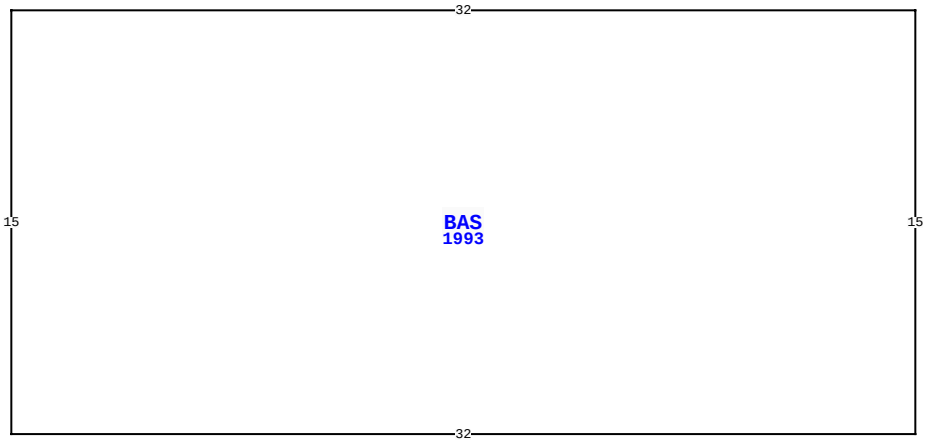
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	3,278
TOTALS	480			480	3,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	480	74.6550	34.15	16,392	1976	1976	0	0	0	80.00	20.00

1 STOR WAREH – 0% - 0 Heated Area: 480 HX Base Yr



3076 S 8TH ST, FERNANDINA BEACH

BLD DATE	01/22/2018	KK	LGL DATE	
XF DATE	01/22/2018	KK	LAND DATE	04/23/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,278
TOTAL MARKET OB/XF VALUE	15,793
TOTAL LAND VALUE - MARKET	917,202
TOTAL MARKET VALUE	936,273
SOH/AGL Deduction	185,345
ASSESSED VALUE	750,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	750,928
TOTAL JUST VALUE	936,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	838,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0163/0537	1/01/1974	WD	Q	V		17,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S15 E32 N15$.

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	0425	CL FNC 8'	0	0	0	0	1,150.00	LF	10.65	10.65	100	2000	2000	3	48	5,879	
2	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	2013	2013	3	83	1,245	
3	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2000	2000	3	48	336	
4	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2000	2000	3	48	576	
5	0972	ST LGHT UN	0	0	0	0	8.00	UT	1,265.00	1,265.00	100	2005	2005	3	64	6,477	
6	0975	ST LT/ARM	0	0	0	0	8.00	UT	250.00	250.00	100	2005	2005	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 15,793

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		C-2	170.00	450.00	81,893.00	SF		1.00	1.00	0.80	14.00	11.20	917,202							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 917,202 Market: 0 Agricultural: 0 Common: 917,202 PRINTED 07/30/2025 BY SYS