

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

00-00-31-1800-0303-0010

[illegible]

BLOCK 303 LOTS 1 2 3 6
FRAC 7 8 W 98 FT OF 4
BLOCK 303 LOTS 5 + E 2 FT

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

2025

00-00-31-1800-0303-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	05	CORG ASB 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	4	100
Frame	05	STEEL 100
Story Height	17	100
RMS	5	100
Stories	1.	1. 100
Class	00	. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE

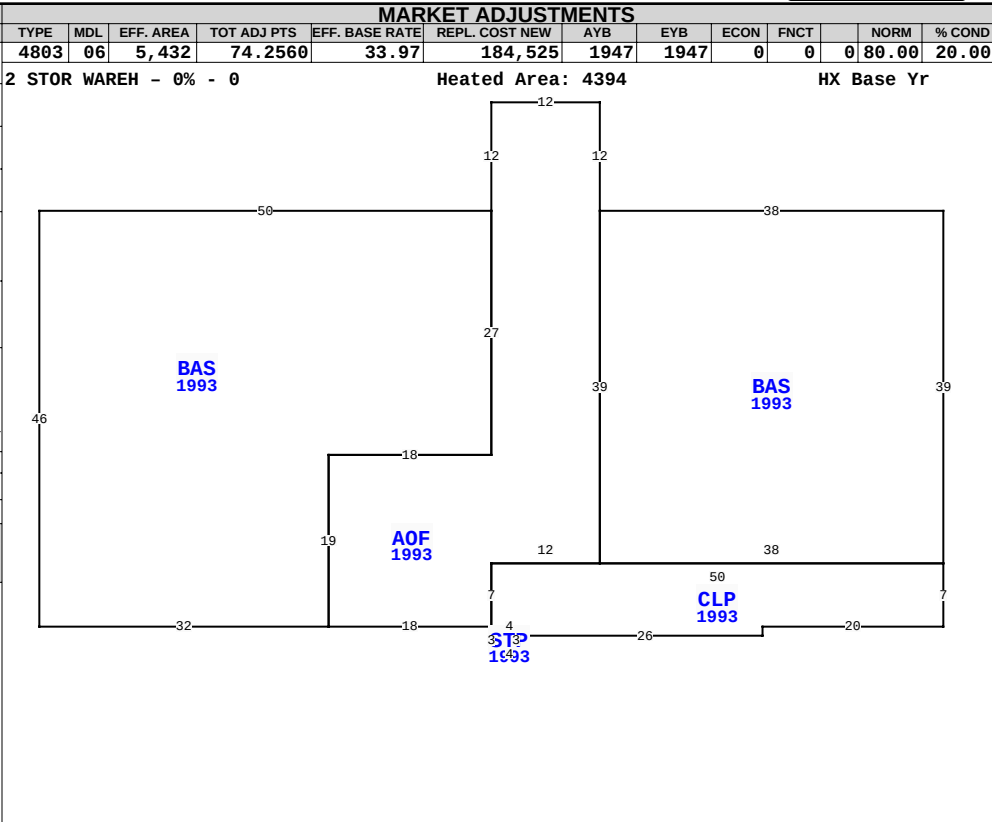
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	954	185	1993	1,765	11,991
BAS	1,482	100	1993	1,482	10,069
BAS	1,958	100	1993	1,958	13,303
CLP	376	60	1993	226	1,535
STP	12	10	1993	1	7

TOTALS	4,782			5,432	36,905
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
11	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00
12	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00
13	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00
14	0424	CL FNC 6'	0	0	0	0	75.00	LF	20.00
15	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS



BLD DATE	01/13/2022	KK	LGL DATE	
XF DATE	01/13/2022	KK	LAND DATE	04/10/2025
INC DATE			AG DATE	DC

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
11	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	1993	1993	3	30	540	
12	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	2000	2000	3	48	432	
13	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2000	2000	3	48	720	
14	0424	CL FNC 6'	0	0	0	0	75.00	LF	20.00	20.00	100	2009	2009	3	74	1,110	
15	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2009	2009	3	74	444	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		118,748	
TOTAL MARKET OB/XF VALUE		27,677	
TOTAL LAND VALUE - MARKET		172,062	
TOTAL MARKET VALUE		318,487	
SOH/AGL Deduction		0	
ASSESSED VALUE		318,487	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		318,487	
TOTAL JUST VALUE		318,487	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,640	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W38 AOF=[YR=1993] N12 W12 S12 BAS=[YR=1993] W50 S46 E32 N19 E18 N27 \$ S27 W18 S19 E18 STP=[YR=1993] S3E4N3W4\$ CLP=[YR=1993] E4S1 E26N1E20 N7 W50 S7 \$ N7 E12N39 \$ S39 E38 N39 \$.									