IN OR 108 PG 388
UTIL ESMT IN OR 2369-1342

FLORIDA POWER & LIGHT CO
ATTN: PROPERTY TAX -PSX/JB, 700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

**2025**

**04-2N-27-0000-0003-0060**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 13 | P-STRESS C 100 |
| Roof Cover | 04 | BUILT-UP 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 | | 0 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 11 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Class | 00 | . 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

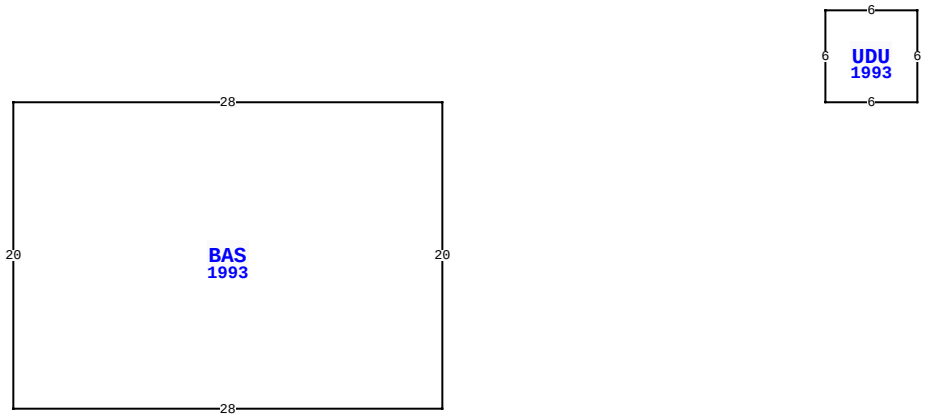
DOR CODE 9100 UTILITIES
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 560 | 100 | 1993 | 560 | 4,900 |
| UDU | 36 | 60 | 1993 | 22 | 193 |
| TOTALS | 596 | | | 582 | 5,092 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4803 | 06 | 582 | 95.6206 | 43.75 | 25,462 | 1975 | 1975 | 0 | 0 | 0 | 80.00 | 20.00 |

1 STOR WAREH – 0% - 0 Heated Area: 560 HX Base Yr




85823 NORTH HARTS RD, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 02/01/2018 | KK | LGL DATE |
| XF DATE | 02/01/2018 | KK | LAND DATE |
| 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 | 5,092 |
| TOTAL MARKET OB/XF VALUE | 87,111 |
| TOTAL LAND VALUE - MARKET | 10,000 |
| TOTAL MARKET VALUE | 102,203 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 102,203 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 102,203 |
| TOTAL JUST VALUE | 102,203 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 104,326 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0108/0388 | 1/01/1971 | TA | Q | V | | 10,000 |

GRANTOR:
GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W28 S20 E28 N20$ PTR= E25 UDU=[YR=1993] E6 N6 W6S6$W25$ .

## 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 | 1,522.00 | LF | 10.65 | 10.65 | 100 | 2000 | 2000 | 3 | 48 | 7,780 | |
| 2 | 5000 | POLE FNDN | 0 | 0 | 0 | 0 | 1.00 | UT | 25,769.00 | 25,769.00 | 100 | 0 | 0 | 3 | 100 | 25,769 | |
| 3 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 3,806.00 | SF | 2.00 | 2.00 | 100 | 2016 | 2016 | 3 | 76 | 5,785 | |
| 4 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 7.00 | UT | 100.00 | 100.00 | 100 | 2000 | 2000 | 3 | 100 | 700 | |
| 5 | 0466 | FNC GT 20' | 0 | 0 | 0 | 0 | 1.00 | UT | 750.00 | 750.00 | 100 | 2000 | 2000 | 3 | 48 | 360 | |
| 6 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 10,692.00 | SF | 2.00 | 2.00 | 100 | 2016 | 2016 | 3 | 76 | 16,252 | |
| 7 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2000 | 2000 | 3 | 48 | 288 | |
| 8 | 0092 | AUTO GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2010 | 2010 | 3 | 40 | 1,400 | |
| 9 | 0464 | FNC GT 10' | 0 | 0 | 0 | 0 | 2.00 | UT | 350.00 | 350.00 | 100 | 2000 | 2000 | 3 | 48 | 336 | |
| 10 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 12.00 | UT | 225.00 | 225.00 | 100 | 2010 | 2010 | 3 | 76 | 2,052 | |

TOTAL OB/XF 60,722

## 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 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 10,000 | | | | | | | |

REVIEW DATE 02/01/2024 BY KBA Total Acres: 10.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 07/30/2025 BY SYS

IN OR 108 PG 388
UTIL ESMT IN OR 2369-1342

FLORIDA POWER & LIGHT CO
ATTN: PROPERTY TAX -PSX/JB, 700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

**2025**

**04-2N-27-0000-0003-0060**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9100 | UTILITIES | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4053.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | 02/01/2018 | KK | LGL DATE |
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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

### VALUATION SUMMARY

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| TOTAL LAND VALUE - MARKET | 10,000 |
| TOTAL MARKET VALUE | 102,203 |
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| ASSESSED VALUE | 102,203 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 102,203 |
| TOTAL JUST VALUE | 102,203 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 104,326 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0108/0388 | 1/01/1971 | TA | Q | V | | 10,000 |

GRANTOR:

GRANTEE:

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 19.00 | UT | 1,265.00 | 1,265.00 | 100 | 2010 | 2010 | 3 | 76 | 18,267 | |
| 12 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 6.00 | UT | 250.00 | 250.00 | 100 | 2010 | 2010 | 3 | 76 | 1,140 | |
| 13 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 42.00 | UT | 100.00 | 100.00 | 100 | 2010 | 2010 | 3 | 100 | 4,200 | |
| 14 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 204.00 | LF | 15.00 | 15.00 | 100 | 2010 | 2010 | 3 | 76 | 2,326 | |
| 15 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2010 | 2010 | 3 | 76 | 456 | |

## LAND DESCRIPTION

TOTAL OB/XF 26,389

| 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: 10.00 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 07/30/2025 BY SYS