

PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E IN OR 1772/280

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

2025

06-2N-28-0000-0001-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	23 REINF CONC 50
Exterior Wall	25 MOD METAL 50
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	07 NONE 100
Interior Floor	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	99 N/A 100
Heating Type	03 FORCED AIR 100
Plumbing	17 100
Frame	05 STEEL 100
Story Height	27 100
RMS	24 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality 05 Quality Level 05

DOR CODE 9100 UTILITIES

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	1,800	185	2013	3,330	233,666
BAS	7,800	100	2013	7,800	547,327
CAN	768	30	2013	230	16,139
CLP	7,600	60	2013	4,560	319,976
FOP	99	50	2013	50	3,509
GOF	6,750	210	2013	14,175	994,661
ULP	1,842	30	2013	553	38,804

TOTALS 26,659 30,698 154,082

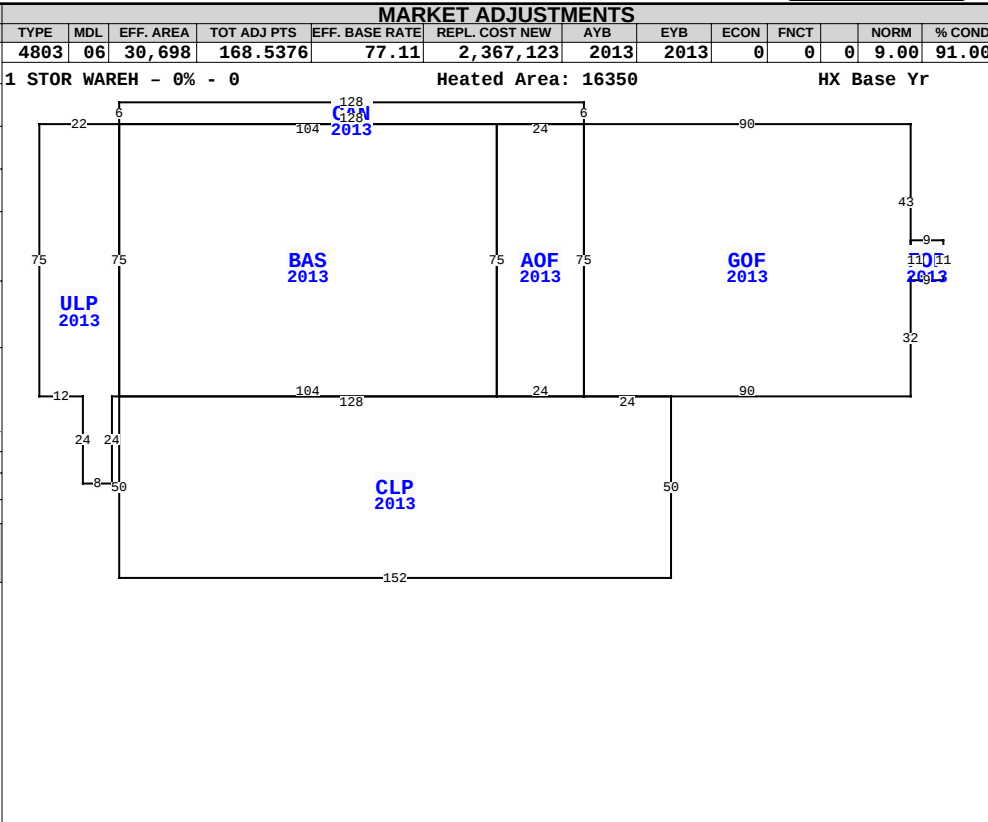
EXTRA FEATURES

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	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2013	2013	3	83	623	
2	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	83	249	
3	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2001	2001	3	84	147	
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2001	2001	3	52	2,631	
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2001	2001	3	52	260	
6	0812	CONCRETE C	0	0	0	0	680.00	SF	6.00	6.00	100	2001	2001	3	79	3,223	
7	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2001	2001	3	100	1,000	
8	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	2013	2013	3	83	467	
9	0803	ASPHALT C	0	0	0	0	67,492.00	SF	2.00	2.00	100	2013	2013	3	70	94,489	
10	0400	CONC CURB	0	0	0	0	1,542.00	LF	15.00	15.00	100	2013	2013	3	95	21,974	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	I-1	0.00	0.00	291,000.00	SF		1.00	1.00	0.90	4.00	3.60	1,047,600							
2	009602	C	RETENTION PO	0		I-1	0.00	0.00	1.69	AC		1.00	1.00	1.00	100.00	100.00	169							

REVIEW DATE 02/01/2024 BY KBA



3426 CITATION CT, FERNANDINA BEACH

BLD DATE	02/01/2018	KK	LGL DATE	
XF DATE	02/01/2018	KK	LAND DATE	03/05/2024
INC DATE			AG DATE	DC

NASSAU COUNTY PROPERTY PAGE 1 of 4 2

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,247,722
TOTAL MARKET OB/XF VALUE	256,833
TOTAL LAND VALUE - MARKET	1,047,769
TOTAL MARKET VALUE	3,552,324
SOH/AGL Deduction	484,137
ASSESSED VALUE	3,068,187
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,068,187
TOTAL JUST VALUE	3,552,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,156,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2025-0	SUPPLY AND INSTAL	204,442	05/07/2025
20130872	H/AC	68,000	04/23/2013
20130866	NEW CONSTR	58,000	04/22/2013
20130869	NEW CONSTR	15,000	04/22/2013
20130750	NEW CONSTR	1,550	04/10/2013
20130736	NEW CONSTR	37,000	04/09/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1772/0280	1/04/2012	WD	U	I	18
					730,000

GRANTOR: THE CITY OF FERNANDIN
GRANTEE: FLORIDA PUBLIC UTIL
0420/0202 5/01/1984 WD Q V 44,000
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

GOF=[YR=2013] W90 CAN=[YR=2013] N6 W128 S6 ULP=[YR=2013] W22 S75 E12 S24 E8 N24 E2 BAS=[YR=2013] E104 AOF=[YR=2013] E24 N75 W24 S75\$ N75 W104 S75\$ N75 \$ E128\$ S75 CLP=[YR=2013] W128 S50 E152 N50 W24\$ E90 N32 FOP=[YR=2013] E9 N11 W9 S11\$ N43\$.

Total Acres: 8.37 Total Land Value: 1,047,769 Market: 0 Agricultural: 0 Common: 1,047,769 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 4 of 4				2									
ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
																							VALUATION BY										STANDARD										
																								Tax Group: 2										Tax Dist:									
																								BUILDING MARKET VALUE										2, 247, 722									
																								TOTAL MARKET OB/XF VALUE										256, 833									
																								TOTAL LAND VALUE - MARKET										1, 047, 769									
																								TOTAL MARKET VALUE										3, 552, 324									
																								SOH/AGL Deduction										484, 137									
																								ASSESSED VALUE										3, 068, 187									
																								TOTAL EXEMPTION VALUE										0									
																								BASE TAXABLE VALUE										3, 068, 187									
																								TOTAL JUST VALUE										3, 552, 324									
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