

[illegible]

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

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3										4																	
ELEMENT		CD		CONSTRUCTION												VALUATION SUMMARY																																									
Exterior Wall		25	MOD METAL 100			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY		STANDARD																																					
Roof Structur		09	RIDGE FRME 100			4803	06	4,899	96.2313	44.03	215,703	1990	1990	0	0	0	55.00	45.00	Tax Group: 4		Tax Dist:																																				
Roof Cover		12	MODULAR MT 100			2 STOR WAREH - 0% - 0												Heated Area: 3750												HX Base Yr												BUILDING MARKET VALUE		546,230													
Interior Wall		01	MINIMUM 100																																							TOTAL MARKET OB/XF VALUE		375,382													
Interior Floo		03	CONC FINSH 100																																							TOTAL LAND VALUE - MARKET		189,000													
Ceiling		04	NONE 100																																							TOTAL MARKET VALUE		1,110,612													
Air Condition		01	NONE 100																																							SOH/AGL Deduction		0													
Heating Type		01	NONE 100																																							ASSESSED VALUE		1,110,612													
Plumbing			3 100																																							TOTAL EXEMPTION VALUE		0													
Frame		05	STEEL 100																																							BASE TAXABLE VALUE		1,110,612													
Story Height			20 100																																							TOTAL JUST VALUE		1,110,612													
RMS			4 100																																							NCON VALUE		0													
Stories		1.	1. 100																																							INCOME VALUE															
Class		00	. 100																																							PREVIOUS YEAR MKT VALUE		1,122,957													
Units			0 100																																																						
Occupancy		00	NONE 100																																																						
Quality		03	Quality Level 03																																																						
DOR CODE		9100	UTILITIES																																																						
MAP NUM			MKT AREA	05																																																					
NEIGHBORHOOD/LOC		5001.00																																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																				
AOF	350	185	1993	648	12,839																																																				
BAS	3,400	100	1993	3,400	67,366																																																				
CAN	1,125	30	1993	338	6,697																																																				
CAN	1,125	30	1993	338	6,697																																																				
UST	350	50	1997	175	3,467																																																				
TOTALS						6,350				4,899	97,066																																														
EXTRA FEATURES						56905 GRIFFIN RD, CALLAHAN												BLD DATE		12/31/2020		KK		LGL DATE		05/21/2025		MLU																													
																		XF DATE		12/31/2020		KK		LAND DATE																																	
																		INC DATE						AG DATE																																	
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	0350	CARPORT WD	0	0	32	25	800.00	SF	13.00	13.00	100	1997	1997	3	20	2,080																																									
12	0090	AUTO DOOR	0	0	0	0	3.00	UT	2,500.00	2,500.00	100	1990	1990	3	20	1,500																																									
13	0940	SHEDS/PORT	0	0	5	8	40.00	SF	30.00	30.00	100	1997	1997	3	20	240																																									
14	1090	T SCALE 20	0	0	0	0	1.00	UT	22,000.00	22,000.00	100	1990	1990	3	20	4,400																																									
15	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	20	700																																									
16	4950	BOLLARD	0	0	12	6	20.00	UT	100.00	100.00	100	1990	1990	3	100	2,000																																									
17	4950	BOLLARD	0	0	0	0	25.00	UT	100.00	100.00	100	1990	1990	3	100	2,500																																									
18	0975	ST LT/ARM	0	0	0	0	10.00	UT	500.00	500.00	100	1990	1990	3	27	1,350																																									
19	0803	ASPHALT C	0	0	0	0	72,438.00	SF	2.00	2.00	100	2004	2004	3	52	75,336																																									
20	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2004	2004	3	61	6,173																																									
LAND DESCRIPTION										TOTAL OB/XF										96,279																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																	

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