

STATE OF FLORIDA TIIF
DEP 3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

2025

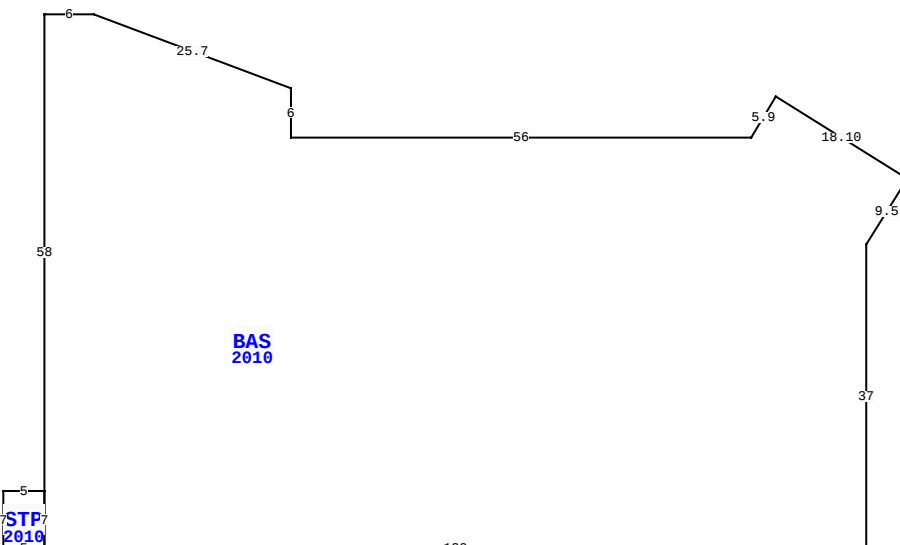
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 TALLAHASSEE, FL 32399

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY															
Exterior Wall		16	WD FR STUC 100				8901	04	5,399	110.4497	189.42	1,022,679	2010	2010	0	0	0	3.00	97.00	VALUATION BY					STANDARD										
Roof Structur		09	RIDGE FRME 100				3 GOVT BLDG - 0% - 0														Heated Area: 5395					HX Base Yr									
Roof Cover		04	BUILT-UP 100																		BUILDING MARKET VALUE					Tax Dist:					2,486,253				
Interior Wall		05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE					160,050									
Interior Floo		07	CORK/VTILE 50																		TOTAL LAND VALUE - MARKET					1,916,625									
Interior Floo		14	CARPET 50																		TOTAL MARKET VALUE					4,562,928									
Ceiling		01	FIN.SUSPD 100																		SOH/AGL Deduction					1,456,267									
Air Condition		04	ROOF TOP 100																		ASSESSED VALUE					3,106,661									
Heating Type		04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE					053,106,661									
Fixtures		14	100																		BASE TAXABLE VALUE					0									
Frame		03	MASONRY 100																		TOTAL JUST VALUE					4,562,928									
Story Height			15 100																		NCON VALUE					0									
RMS			5 100				PREVIOUS YEAR MKT VALUE														3,954,908														
Stories		1.	1. 100																																
Units			0 100																																
Occupancy		00	NONE 100																																
Quality		04	Quality Level 04																																
DOR CODE		8700	STATE																																
MAP NUM			MKT AREA				04																												
NEIGHBORHOOD/LOC		4002.00																																	
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS		5,395	100	2010	5,395	991,263																													
STP		35	10	2010	4	735																													
TOTALS		5,430			5,399	991,999																													
EXTRA FEATURES						86130 LICENSE RD, FERNANDINA BEACH																													
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																		
21		0418	EXHST FAN	0	0	0	1.00	UT	400.00	400.00	100	2010	2010	3	40	160																			
22		0812	CONCRETE C	0	0	0	887.00	SF	4.00	4.00	100	2010	2010	3	90	3,193																			
23		0819	CONC 12"	0	0	68	5	340.00	SF	9.50	100	2010	2010	3	90	2,907																			
24		0462	ST/AL FNC	0	0	0	322.00	SF	10.00	10.00	100	2010	2010	3	56	1,803																			
25		0803	ASPHALT C	0	0	0	17,628.00	SF	2.00	2.00	100	2010	2010	3	64	22,564																			
26		0424	CL FNC 6'	0	0	0	639.00	LF	23.00	23.00	100	2010	2010	3	76	11,170																			
27		0424	CL FNC 6'	0	0	0	51.00	LF	30.00	30.00	100	2010	2010	3	76	1,163																			
28		4950	BOLLARD	0	0	0	2.00	UT	100.00	100.00	100	2010	2010	3	100	200																			
29		0810	CONCRETE A	0	0	0	105.00	SF	6.50	6.50	100	2010	2010	3	90	614																			
30		0812	CONCRETE C	0	0	0	2,122.00	SF	4.00	4.00	100	2010	2010	3	90	7,639																			
LAND DESCRIPTION										TOTAL OB/XF										51,413															
L N		USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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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REVIEW DATE	04/28/2025	BY	DC	Total Acres: 8.03	Total Land Value: 1,916,625	Market: 0	Agricultural: 0	Common: 1,916,625	PRINTED 07/30/2025 BY SYS
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