

JACKSONVILLE ELECT AUTHORITY
6674 COMMONWEALTH AV
JACKSONVILLE, FL 32254

43-2N-27-0000-0001-0010



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Ceiling

Air Condition

Heating Type

Plumbing Frame

Story Height

RMS Stories Class

Units Occupancy

15 CONC BLOCK 100

01 FLAT 100

04 BUILT-UP 100

01 MINIMUM 100

03 CONC FINSH 100

02 F.NOT SUS 100

03 CENTRAL 100

03 FORCED AIR 100

0 100

03 MASONRY 100

11 100

2 100

1. 1. 100

00 . 100

0 100

NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

03 Quality Level 03

9100UTILITIES

MKT AREA04

4048.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

CAN

582

18

100

30

1993

1993

582

5

11,602

100

TOTALS

600

587

11,701

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

5001

SUB STATN

0

0

0

0

1.00

UT

158,600.00

158,600.00

100

1980

1980

3

100

158,600

2

5001

SUB STATN

0

0

0

0

1.00

UT

101,500.00

101,500.00

100

1993

1993

3

100

101,500

3

0803

ASPHALT C

0

0

0

0

5,580.00

SF

2.00

2.00

100

1980

1980

3

50

5,580

4

0803

ASPHALT C

0

0

0

0

13,225.00

SF

2.00

2.00

100

1993

1993

3

50

13,225

5

0431

CL FNC 8B

0

0

0

0

1,319.00

LF

12.50

12.50

100

1993

1993

3

29

4,781

6

0092

AUTO GATE

0

0

0

0

1.00

UT

3,500.00

3,500.00

100

1993

1993

3

20

700

7

0467

FNC GT 25'

0

0

0

0

1.00

UT

875.00

875.00

100

1993

1993

3

29

254

8

0811

CONCRETE B

0

0

0

0

742.00

SF

5.20

5.20

100

1993

1993

3

64

2,469

9

0810

CONCRETE A

0

0

10

10

100.00

SF

6.50

6.50

100

1993

1993

3

64

416

10

0810

CONCRETE A

0

0

10

10

100.00

SF

6.50

6.50

100

1993

1993

3

64

416

LAND DESCRIPTION

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

1

009100

C

UTILITY

0

OR

0.00

0.00

14.70

AC

1.00

1.00

1.00

85,000.00

85,000.00

1,249,500

REVIEW DATE

02/01/2024

BY

KBA

Total Acres:

14.70

Total Land Value:

1,249,500

Market:

0

Agricultural:

0

Common:

1,249,500

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

4803

06

587

82.9870

37.97

22,288

1993

1993

0

0

0

47.50

52.50

1 STOR WAREH - 0% - 0

Heated Area: 582

HX Base Yr

20

30

18

6

6

3

6

BAS

1993

CAN

1993

BLD DATE

XF DATE

INC DATE

85960 WILSON NECK RD, YULEE

LGL DATE

LAND DATE

AG DATE

05/08/2025

MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

19,593

301,701

1,249,500

1,570,794

273,000

1,297,794

1,297,794

0

1,570,794

0

1,498,391

J E A NASSAU SUB STATION

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20007106

XFOB

0

08/27/2020

20007112

XFOB

0

08/27/2020

00517

NEW CONSTR

101,500

09/01/1993

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V I

RSN CD

SALE PRICE

0197/0674

1/01/1975

WD Q

Q V

51,440

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S20 E18 CAN=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E6 N20\$.

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