

W 170 FT OF E1/2 OF LOT 97
OR 163/536 & OR 163/537
OCEAN BREEZE FARMS PB 2/19

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

2026

00-00-30-044B-0097-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 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		2 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		1 100
Stories	0	0 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	9100UTILITIES	
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	3,404
TOTALS	480			480	3,404

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0425	CL FNC 8'	0	0	0	0	1,150.00	LF	10.65
2	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00
3	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00
4	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00
5	0972	ST LGHT UN	0	0	0	0	8.00	UT	1,265.00
6	0975	ST LT/ARM	0	0	0	0	8.00	UT	250.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	009100	C	UTILITY	0		C-2	170.00	450.00	81,893.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4803	06	480	74.6550	35.46	17,021	1976	1976	0	0	0	80.00	20.00	
1 STOR WAREH 0% - 0 Heated Area: 480 HX Base Yr													
32 15 15 32 BAS 1993													

BLD DATE	01/22/2018	KK	LGL DATE	05/08/2026	DC
XF DATE	01/22/2018	KK	LAND DATE		
INC 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
1	0425	CL FNC 8'	0	0	0	0	1,150.00	LF	10.65	10.65	100	2000	2000	3	45	5,511	
2	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	2013	2013	3	81	1,215	
3	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2000	2000	3	45	315	
4	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2000	2000	3	45	540	
5	0972	ST LGHT UN	0	0	0	0	8.00	UT	1,265.00	1,265.00	100	2005	2005	3	61	6,173	
6	0975	ST LT/ARM	0	0	0	0	8.00	UT	250.00	250.00	100	2005	2005	3	61	1,220	

TOTAL OB/XF									
14,974									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	009100	C	UTILITY	0		C-2	170.00	450.00	81,893.00

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2			Tax Dist:				
BUILDING MARKET VALUE				3,404			
TOTAL MARKET OB/XF VALUE				14,974			
TOTAL LAND VALUE - MARKET				982,716			
TOTAL MARKET VALUE				1,001,094			
SOH/AGL Deduction				175,073			
ASSESSED VALUE				826,021			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				826,021			
TOTAL JUST VALUE				1,001,094			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				936,273			