BLOCK 186 LOTS 1 2 7 8
IN OR 517 PG 43
CITY OF FDNA BEACH

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

2026

00-00-31-1800-0186-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

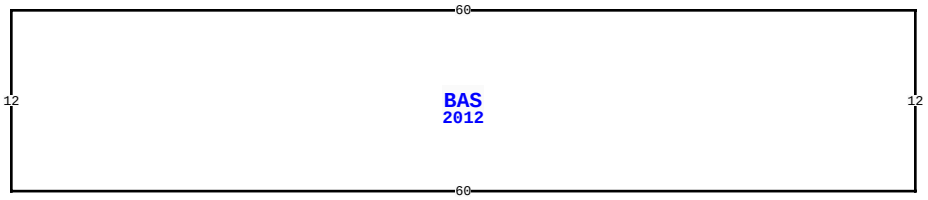
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2012	720	35,018
TOTALS	720			720	35,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	720	85.9320	73.69	53,057	2012	2012	0	0	0	34.00	66.00

1 MH OFFICE 0% - 0 Heated Area: 720 HX Base Yr



602 LIME ST, FERNANDINA BEACH

BLD DATE	11/21/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	35,018
TOTAL MARKET OB/XF VALUE	26,542
TOTAL LAND VALUE - MARKET	135,908
TOTAL MARKET VALUE	197,468
SOH/AGL Deduction	0
ASSESSED VALUE	197,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,468
TOTAL JUST VALUE	197,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0002	DEMOLITION OF MOB	9,650	02/18/2026
E24482	NEW CONSTR	0	01/01/2012
B25258	NEW CONSTR	21,000	10/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0517/0043	5/07/1987	GD	Q	V		33,000

GRANTOR: LOWE BERNICE M
GRANTEE: FL PUBLIC UTILITIES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W60 S12 E60 N12$.

EXTRA FEATURES

LN	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	0424	CL FNC 6'	0	0	0	0	736.00	LF	20.00	20.00	100	2012	2012	3	78	11,482	
2	0467	FNC GT 25'	0	0	0	0	1.00	UT	1,050.00	1,050.00	100	2012	2012	3	78	819	
3	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2012	2012	3	45	1,575	
4	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2012	2012	3	78	1,973	
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2012	2012	3	78	390	
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2012	2012	3	78	351	
7	0812	CONCRETE C	0	0	0	0	1,468.00	SF	4.00	4.00	100	2012	2012	3	91	5,344	
8	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	2012	2012	3	94	447	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2012	2012	3	78	234	
10	0810	CONCRETE A	0	0	0	0	384.00	SF	6.50	6.50	100	2012	2012	3	91	2,271	

TOTAL OB/XF 24,886

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		PI-1	200.00	200.00	38,831.00	SF		1.00	1.00	1.00	3.50	3.50	135,908							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 135,908 Market: 0 Agricultural: 0 Common: 135,908 PRINTED 07/09/2026 BY SYS

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GRANTOR: LOWE BERNICE M

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	1242	WD DECK A	0	0	0	0	368.00	SF	10.00	10.00	100	2012	2012	3	45	1,656	

TOTAL OB/XF 1,656

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 135,908 Market: 0 Agricultural: 0 Common: 135,908 PRINTED 07/09/2026 BY SYS