

PT SEC 01-2N-27E & 25-2N-28E
IN OR 1627/1645
PARCELS 1 & 1-2

FIRST FEDERAL BANK OF FLORIDA/
4705 WEST US HWY 90
LAKE CITY, FL 32056

2026

01-2N-27-0000-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	5	100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG

MAP NUM		MKT AREA	04
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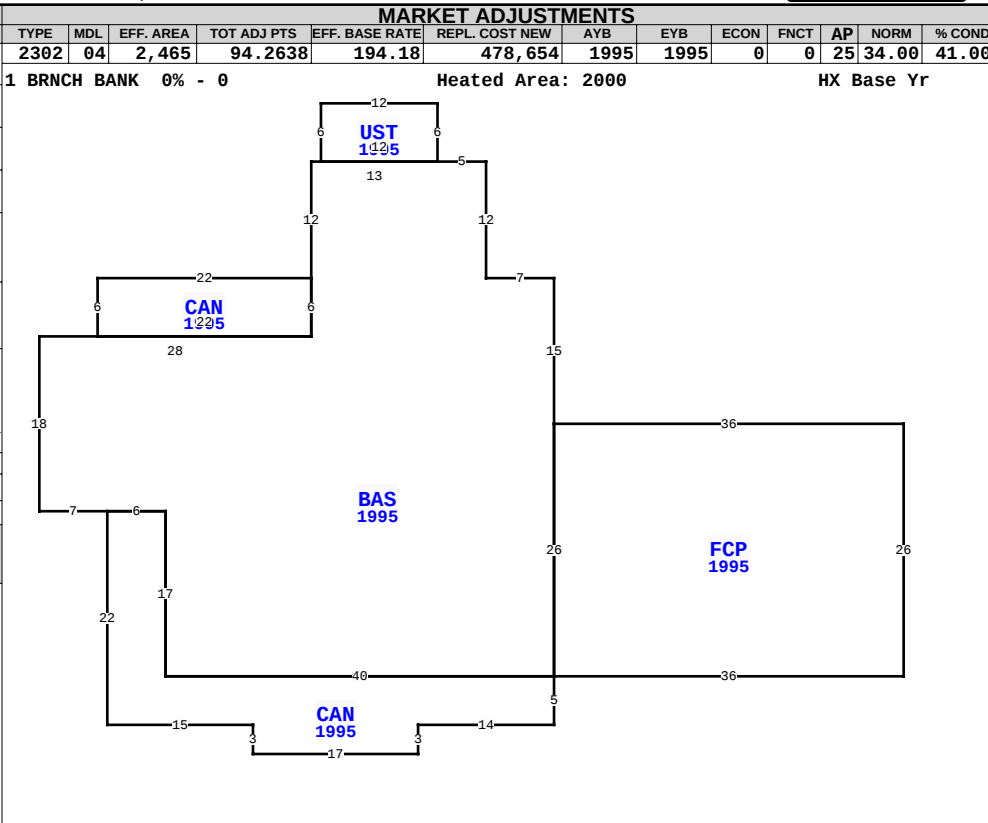
NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	1995	2,000	159,228
CAN	132	30	1995	40	3,184
CAN	383	30	1995	115	9,156
FCP	936	30	1995	281	22,372
UST	72	40	1995	29	2,309

TOTALS	3,523			2,465	196,248
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0400	CONC CURB	0	0	0	0	764.00	LF	15.00
2	0803	ASPHALT C	0	0	0	0	12,932.00	SF	2.00
3	0811	CONCRETE B	0	0	0	0	775.00	SF	5.20
4	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00
5	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00
6	2010	RVL T DR 6"	0	0	0	0	1.00	UT	21,000.00
7	2020	NITE DEPST	0	0	0	0	1.00	UT	7,000.00
8	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00
9	2025	PNMTC UNIT	0	0	0	0	2.00	UT	14,500.00
10	0978	SECURTY LT	0	0	0	0	5.00	UT	450.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	002300	C	FINANCIAL	0		CI	0.00	0.00	40,075.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
INC DATE		AG DATE	DC

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0400	CONC CURB	0	0	0	0	764.00	LF	15.00
2	0803	ASPHALT C	0	0	0	0	12,932.00	SF	2.00
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1	002300	C	FINANCIAL	0		CI	0.00	0.00	40,075.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	196,248								
TOTAL MARKET OB/XF VALUE	1,396								
TOTAL LAND VALUE - MARKET	801,500								
TOTAL MARKET VALUE	999,144								
SOH/AGL Deduction	36,085								
ASSESSED VALUE	963,059								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	963,059								
TOTAL JUST VALUE	999,144								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	875,508								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012400	REROOF	19,000	09/16/2021
E07456	CHNGE SRVC	50	09/01/2000
4307	N/A	1,500	08/17/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1627/1645	6/30/2009	WD	Q	I	01	1,085,000	
GRANTOR: FIRST COAST COMMUNITY							
GRANTEE: FIRST FEDERAL BANK							
0716/0653	10/18/1994	WD	Q	V		142,500	
GRANTOR: HUNTLEY W T & L L TRU							
GRANTEE: 1ST COAST COMM BANK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FCP=[YR=1995] W36 BAS=[YR=1995] N15 W7 N12 W5 UST=[YR=1995] N6 W12 S6 E12\$ W13 S12 CAN=[YR=1995] W22 S6 E22 N6\$ S6 W28 S18 E7 CAN=[YR=1995] S22 E15 S3 E17 N3 E14 N5 W40 N17 W6\$ E6 S17 E40 N26\$ S26 E36 N26\$.									

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LAKE CITY, FL 32056

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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										
																								VALUATION BY STANDARD									
																								Tax Group: 4 Tax Dist:									
																								BUILDING MARKET VALUE 196,248									
																								TOTAL MARKET OB/XF VALUE 1,396									
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																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE 875,508									