

PT N1/2 OF GOVT LOT 1 OF
SEC 6-2N-28E & PT FRACL
SEC 7-2N-28E IN OR 1772/280

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

2026

06-2N-28-0000-0001-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	23 REINF CONC 50
Exterior Wall	25 MOD METAL 50
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	07 NONE 100
Interior Floor	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	99 N/A 100
Heating Type	03 FORCED AIR 100
Plumbing	17 100
Frame	05 STEEL 100
Story Height	27 100
RMS	24 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
Occupancy	00 NONE 100

Quality 05 Quality Level 05

DOR CODE 9100 UTILITIES

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,800	185	2013	3,330	239,940
BAS	7,800	100	2013	7,800	562,021
CAN	768	30	2013	230	16,573
CLP	7,600	60	2013	4,560	328,567
FOP	99	50	2013	50	3,603
GOF	6,750	210	2013	14,175	1,021,366
ULP	1,842	30	2013	553	39,846
TOTALS	26,659			30,698	2,111,914

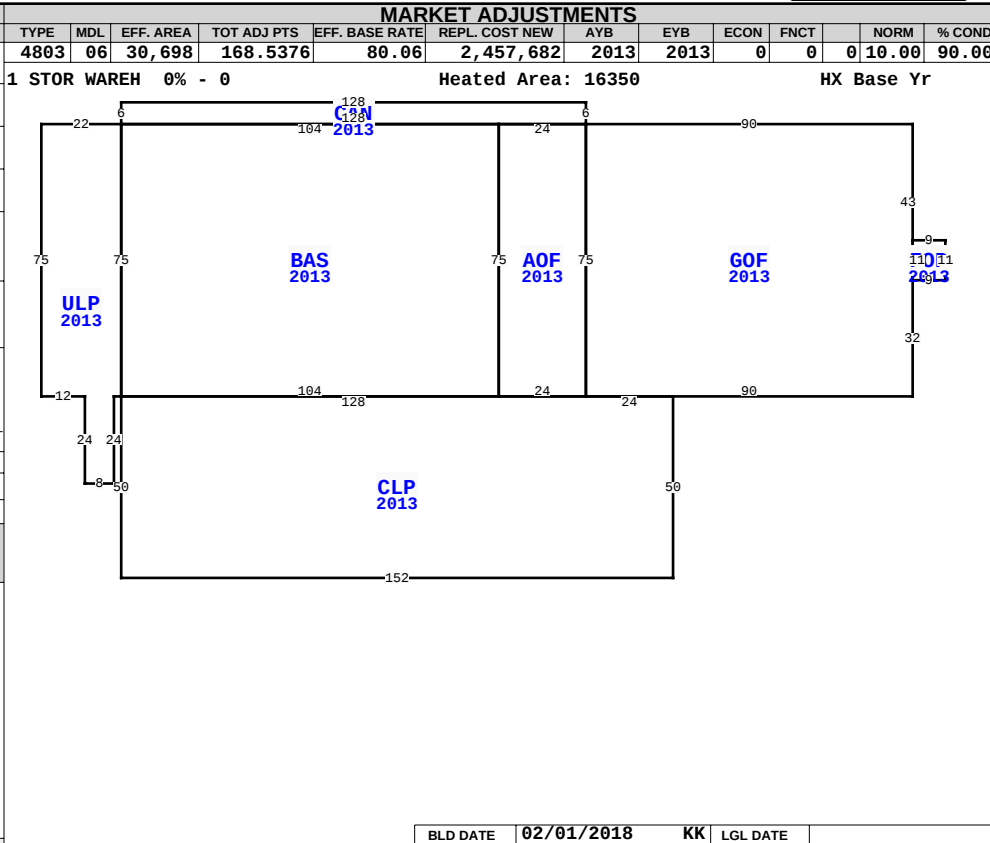
EXTRA FEATURES

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	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2013	2013	3	81	608	
2	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2013	2013	3	81	243	
3	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2001	2001	3	83	145	
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2001	2001	3	48	2,429	
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2001	2001	3	48	240	
6	0812	CONCRETE C	0	0	0	0	680.00	SF	6.00	6.00	100	2001	2001	3	77	3,142	
7	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2001	2001	3	100	1,000	
8	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	2013	2013	3	81	456	
9	0803	ASPHALT C	0	0	0	0	67,492.00	SF	2.00	2.00	100	2013	2013	3	68	91,789	
10	0400	CONC CURB	0	0	0	0	1,542.00	LF	15.00	15.00	100	2013	2013	3	94	21,742	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	I-1	0.00	0.00	291,000.00	SF		1.00	1.00	0.90	7.00	6.30	1,833,300							
2	009602	C	RETENTION PO	0		I-1	0.00	0.00	1.69	AC		1.00	1.00	1.00	100.00	100.00	169							

REVIEW DATE 01/29/2026 BY KWA



3426 CITATION CT, FERNANDINA BEACH

BLD DATE	02/01/2018	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2026
INC DATE			AG DATE	DC

TOTAL OB/XF 121,794

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	I-1	0.00	0.00	291,000.00	SF		1.00	1.00	0.90	7.00	6.30	1,833,300							
2	009602	C	RETENTION PO	0		I-1	0.00	0.00	1.69	AC		1.00	1.00	1.00	100.00	100.00	169							

Total Acres: 8.37 Total Land Value: 1,833,469 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY PAGE 1 of 4 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		2,309,369
TOTAL MARKET OB/XF VALUE		248,821
TOTAL LAND VALUE - MARKET		1,833,469
TOTAL MARKET VALUE		4,391,659
SOH/AGL Deduction		1,016,653
ASSESSED VALUE		3,375,006
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		3,375,006
TOTAL JUST VALUE		4,391,659
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		3,552,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDC-2025-0	SUPPLY AND INSTAL	204,442	05/07/2025
20130872	H/AC	68,000	04/23/2013
20130866	NEW CONSTR	58,000	04/22/2013
20130869	NEW CONSTR	15,000	04/22/2013
20130750	NEW CONSTR	1,550	04/10/2013
20130736	NEW CONSTR	37,000	04/09/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1772/0280	1/04/2012	WD	U	I	18

GRANTOR: THE CITY OF FERNANDIN
GRANTEE: FLORIDA PUBLIC UTIL
0420/0202 5/01/1984 WD Q V 44,000
GRANTOR:
GRANTEE:

BUILDING NOTES

GOF=[YR=2013] W90 CAN=[YR=2013] N6 W128 S6 ULP=[YR=2013] W22 S75 E12 S24 E8 N24 E2 BAS=[YR=2013] E104 AOF=[YR=2013] E24 N75 W24 S75\$ N75 W104 S75\$ N75 \$ E128\$ S75 CLP=[YR=2013] W128 S50 E152 N50 W24\$ E90 N32 FOP=[YR=2013] E9 N11 W9 S11\$ N43\$.

BUILDING DIMENSIONS

PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																												
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 4																												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																										
Exterior Wall	25	MOD METAL 100								2703	06	2,318	79.6950	39.65	91,909	2013	2013		0	0	14.00	86.00	VALUATION BY																									
Roof Structur	02	SHED 100								3 GARAGE 0% - 0														Heated Area: 1580								HX Base Yr								STANDARD								
Roof Cover	12	MODULAR MT 100																														Tax Group: 2								Tax Dist:								
Interior Wall	07	NONE 100																														BUILDING MARKET VALUE								2,309,369								
Interior Floo	03	CONC FINSH 100																														TOTAL MARKET OB/XF VALUE								248,821								
Ceiling	04	NONE 100																														TOTAL LAND VALUE - MARKET								1,833,469								
Air Condition	01	NONE 100																														TOTAL MARKET VALUE								4,391,659								
Heating Type	01	NONE 100																														SOH/AGL Deduction								1,016,653								
Plumbing		0 100																														ASSESSED VALUE								3,375,006								
Frame	05	STEEL 100																														TOTAL EXEMPTION VALUE								0								
Story Height		14 100																														BASE TAXABLE VALUE								3,375,006								
RMS		2 100																														TOTAL JUST VALUE								4,391,659								
Stories	0	0 100																														NCON VALUE								0								
Class	00	. 100																														INCOME VALUE																
Units	0	0 100																														PREVIOUS YEAR MKT VALUE								3,552,324								
Occupancy	00	NONE 100																																														
Quality		04	Quality Level 04																																													
DOR CODE		9100	UTILITIES																																													
MAP NUM			MKT AREA																														01															
NEIGHBORHOOD/LOC		1010	00																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	540	100	2013	540	18,413																																											
BAS	1,040	100	2014	1,040	35,463																																											
CAN	2,460	30	2013	738	25,165																																											
TOTALS		4,040			2,318	79,042																																										
EXTRA FEATURES					3426 CITATION CT, FERNANDINA BEACH															BLD DATE		02/01/2018		KK		LGL DATE				05/08/2026		DC																
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																															
11	0402	CONC BUMPE	0	0	0	0	22.00	UT	25.00	25.00	100	2013	2013	3	94	517																																
12	0812	CONCRETE C	0	0	0	0	1,530.00	SF	4.00	4.00	100	2013	2013	3	92	5,630																																
13	0810	CONCRETE A	0	0	27	4	108.00	SF	6.50	6.50	100	2013	2013	3	92	646																																
14	0810	CONCRETE A	0	0	51	4	204.00	SF	6.50	6.50	100	2013	2013	3	92	1,220																																
15	0810	CONCRETE A	0	0	24	5	120.00	SF	6.50	6.50	100	2013	2013	3	92	718																																
16	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	2013	2013	3	92	2,392																																
17	0811	CONCRETE B	0	0	0	0	535.00	SF	5.20	5.20	100	2013	2013	3	92	2,559																																
18	0819	CONC 12"	0	0	74	5	370.00	SF	9.50	9.50	100	2013	2013	3	92	3,234																																
19	0811	CONCRETE B	0	0	0	0	2,280.00	SF	5.20	5.20	100	2013	2013	3	92	10,908																																
20	0424	CL FNC 6'	0	0	0	0	1,566.00	LF	20.00	20.00	100	2013	2013	3	81	25,369																																
LAND DESCRIPTION					TOTAL OB/XF															53,193																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	Y																									

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