

FLORIDA POWER & LIGHT CO
ATTN: PROPERTY TAX -PSX/JB, 700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

2026



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

25

MOD METAL 100

Roof Structur

09

RIDGE FRME 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

05

ASPH TILE 50

Interior Floo

14

CARPET 50

Ceiling

01

FIN.SUSPD 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Fixtures

17

100

Frame

05

STEEL 100

Story Height

16 100

RMS

10 100

Stories

1.

1. 100

Units

0 100

Occupancy

00

NONE 100

Quality

04

Quality Level 04

DOR CODE

9100

UTILITIES

MAP NUM

MKT AREA

05

NEIGHBORHOOD/LOC

5001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

4,346

100

1993

4,346

428,000

CAN

50

30

1993

15

1,477

CAN

636

30

2004

191

18,810

TOTALS

5,032

4,552

448,288

EXTRA FEATURES

56905 GRIFFIN RD, CALLAHAN

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

1121

CB 4"

0

0

40

8

320.00

SF

5.00

5.00

100

1990

1990

3

54.5

872

2

0972

ST LGHT UN

0

0

0

0

8.00

UT

2,530.00

2,530.00

100

1990

1990

3

26

5,262

3

0812

CONCRETE C

0

0

0

0

5,184.00

SF

4.00

4.00

100

1990

1990

3

54.5

11,301

4

0430

CL FNC 6B

0

0

0

0

490.00

LF

9.70

9.70

100

1990

1990

3

25

1,188

5

0803

ASPHALT C

0

0

0

0

42,399.00

SF

2.00

2.00

100

1990

1990

3

50

42,399

6

1050

TOWER-COMM

0

0

0

0

1.00

UT

210,000.00

210,000.00

100

1992

1992

3

100

210,000

7

0421

CL FNC 3'

0

0

0

0

74.00

LF

4.00

4.00

100

1990

1990

3

25

74

8

0505

FLAGPOLE A

0

0

0

0

20.00

LF

50.00

50.00

100

1990

1990

3

20

200

9

0402

CONC BUMPE

0

0

0

0

20.00

UT

25.00

25.00

100

1990

1990

3

64

320

10

0400

CONC CURB

0

0

0

0

512.00

LF

15.00

15.00

100

1990

1990

3

64

4,915

LAND DESCRIPTION

TOTAL OB/XF

276,531

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

4.20

AC

1.00

1.00

1.00

35,000.00

35,000.00

147,000

REVIEW DATE

02/01/2024

BY

KBA

Total Acres:

4.20

Total Land Value:

147,000

Market:

0

Agricultural:

0

Common:

147,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

1701

04

4,552

121.0750

180.70

822,546

1990

1990

0

0

0

45.50

54.50

OFFICE

0%

- 0

Heated Area: 4346

HX Base Yr

106

6

106

41

58

48

5

10

10

5

CAN

2004

BAS

1993

CAN

1993

BLD DATE

12/31/2020

KK

LGL DATE

05/11/2026

MLU

XF DATE

12/31/2020

KK

LAND DATE

INC DATE

AG DATE

VALUATION SUMMARY

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20005709

REMODEL

122,858

08/12/2020

R1615616

REPAIR/RRF

67,851

12/01/2016

E14300

ELEC OTHER

700

02/01/2005

B0413329

NEW CONSTR

29,500

07/01/2004

B0412660

NEW CONSTR

8,000

04/01/2004

7307

XFOB

245,000

06/13/1991

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V I

RSN CD

SALE PRICE

0242/0134

6/16/1977

WD

U

V

11,000

GRANTOR:ITT RAYONIER INC

GRANTEE:FLORIDA POWER & LIG

BUILDING NOTES

BUILDING

FLORIDA POWER & LIGHT CO
ATTN: PROPERTY TAX -PSX/JB, 700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 3										4										
ELEMENT		CD		CONSTRUCTION												VALUATION SUMMARY																																		
Exterior Wall		25	MOD METAL 100			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY				STANDARD																												
Roof Structur		09	RIDGE FRME 100			4803	06	4,899	96.2313	45.71	223,933	1990	1990	0	0	0	58.00	42.00	Tax Group: 4				Tax Dist:																											
Roof Cover		12	MODULAR MT 100			2 STOR WAREH 0% - 0												Heated Area: 3750												HX Base Yr												BUILDING MARKET VALUE				550,217				
Interior Wall		01	MINIMUM 100																																							TOTAL MARKET OB/XF VALUE				371,077				
Interior Floo		03	CONC FINSH 100																																							TOTAL LAND VALUE - MARKET				147,000				
Ceiling		04	NONE 100																																							TOTAL MARKET VALUE				1,068,294				
Air Condition		01	NONE 100																																							SOH/AGL Deduction				0				
Heating Type		01	NONE 100																																							ASSESSED VALUE				1,068,294				
Plumbing			3 100																																							TOTAL EXEMPTION VALUE				0				
Frame		05	STEEL 100																																							BASE TAXABLE VALUE				1,068,294				
Story Height			20 100																																							TOTAL JUST VALUE				1,068,294				
RMS			4 100																																							NCON VALUE				0				
Stories		1.	1. 100																																							INCOME VALUE								
Class		00	. 100																																							PREVIOUS YEAR MKT VALUE				1,110,612				
Units			0 100																																															
Occupancy		00	NONE 100																																															
Quality		03	Quality Level 03																																															
DOR CODE		9100	UTILITIES																																															
MAP NUM			MKT AREA																																															
NEIGHBORHOOD/LOC			5001.00																																															
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
AOF		350	185	1993	648	12,440																																												
BAS		3,400	100	1993	3,400	65,274																																												
CAN		1,125	30	1993	338	6,489																																												
CAN		1,125	30	1993	338	6,489																																												
UST		350	50	1997	175	3,360																																												
TOTALS		6,350			4,899	94,052																																												
EXTRA FEATURES		56905 GRIFFIN RD, CALLAHAN												BLD DATE		12/31/2020		KK		LGL DATE		05/11/2026		MLU																										
														XF DATE		12/31/2020		KK		LAND DATE																														
														INC DATE						AG 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																																	
11	0350	CARPORT WD	0	0	32	25	800.00	SF	13.00	13.00	100	1997	1997	3	20	2,080																																		
12	0090	AUTO DOOR	0	0	0	0	3.00	UT	2,500.00	2,500.00	100	1990	1990	3	20	1,500																																		
13	0940	SHEDS/PORT	0	0	5	8	40.00	SF	30.00	30.00	100	1997	1997	3	20	240																																		
14	1090	T SCALE 20	0	0	0	0	1.00	UT	22,000.00	22,000.00	100	1990	1990	3	20	4,400																																		
15	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	20	700																																		
16	4950	BOLLARD	0	0	12	6	20.00	UT	100.00	100.00	100	1990	1990	3	100	2,000																																		
17	4950	BOLLARD	0	0	0	0	25.00	UT	100.00	100.00	100	1990	1990	3	100	2,500																																		
18	0975	ST LT/ARM	0	0	0	0	10.00	UT	500.00	500.00	100	1990	1990	3	26	1,300																																		
19	0803	ASPHALT C	0	0	0	0	72,438.00	SF	2.00	2.00	100	2004	2004	3	50	72,438																																		
20	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	2004	2004	3	58	5,870																																		
LAND DESCRIPTION										TOTAL OB/XF										93,028																														
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																										

FLORIDA POWER & LIGHT CO
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[illegible]