PT E1/2 OF E1/2 OF SEC 9-1N-24E
PT OF SEC 10-1N-24E IN OR 2192/1
BEING TRACT "2"

FLORIDA POWER & LIGHT COMPANY
PROPERTY TAX DEPARTMENT, 700 UNIVERSE BLVD, PSX/JB
JUNO BEACH, FL 33408

2026

10-1N-24-0000-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	12	REINFO/CON 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

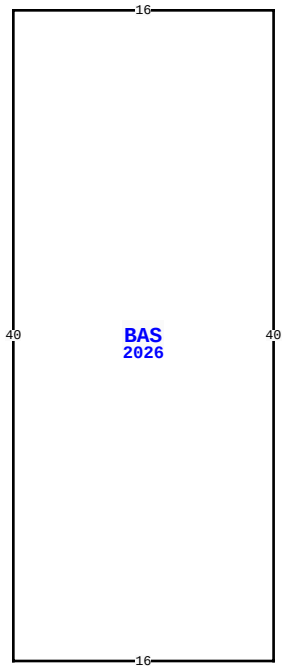
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	2026	640	27,310
TOTALS	640			640	27,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	640	93.5861	44.45	28,448	2020	2020	0	0	0	4.00	96.00

1 STOR WAREH 0% - 0 Heated Area: 640 HX Base Yr



CRAWFORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/27/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	82,784
TOTAL MARKET OB/XF VALUE	81,007
TOTAL LAND VALUE - MARKET	5,292,910
TOTAL MARKET VALUE	5,456,701
SOH/AGL Deduction	156,852
ASSESSED VALUE	5,299,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,299,849
TOTAL JUST VALUE	5,456,701
NCON VALUE	82,784
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,758,553

ELECTRICAL SUBSTATION FOR FP&L - SOLAR PANEL FIELD

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2192/0132	4/09/2018	SW	U	V	11	100
GRANTOR: DOUBLE HOOK REALTY LL						
GRANTEE: FLORIDA POWER & LIG						
2174/0138	1/31/2018	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: DOUBLE HOOK REALTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=5,0] W16 S40 E16 N40 $
.

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	0430	CL FNC 6B	0	0	0	0	2,375.00	LF	9.70	9.70	100	2021	2021	3	95	21,886	
2	0464	FNC GT 10'	0	0	0	0	10.00	UT	350.00	350.00	100	2021	2021	3	95	3,325	
3	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2021	2021	3	95	19,228	
4	0430	CL FNC 6B	0	0	0	0	3,425.00	LF	9.70	9.70	100	2026	2021		95	31,561	
5	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	2026	2021		95	665	
6	0430	CL FNC 6B	0	0	0	0	380.00	LF	9.70	9.70	100	2026	2024		99	3,649	
7	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2026	2024		99	693	

LAND DESCRIPTION

TOTAL OB/XF 81,007

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		IP	0.00	0.00	347.40	AC		1.00	1.00	0.70	21,500.00	15,050.00	5,228,370							
2	009630	C	SWAMP	0		IP	0.00	0.00	129.08	AC		1.00	1.00	1.00	500.00	500.00	64,540							

REVIEW DATE 02/10/2026 BY KWA Total Acres: 476.48 Total Land Value: 5,292,910 Market: 0 Agricultural: 0 Common: 5,292,910 PRINTED 07/09/2026 BY SYS

PT E1/2 OF E1/2 OF SEC 9-1N-24E
PT OF SEC 10-1N-24E IN OR 2192/1
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FLORIDA POWER & LIGHT COMPANY
PROPERTY TAX DEPARTMENT, 700 UNIVERSE BLVD, PSX/JB
JUNO BEACH, FL 33408

2026

10-1N-24-0000-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
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Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

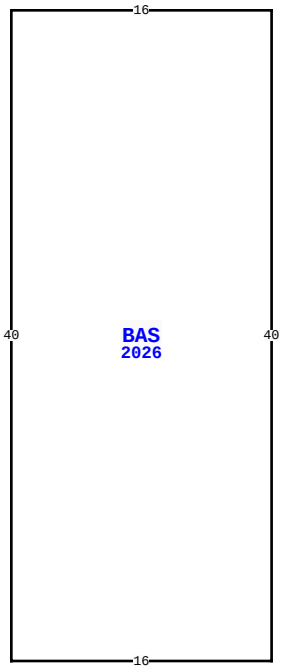
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	2026	640	27,310
TOTALS	640			640	27,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	640	93.5861	44.45	28,448	2020	2020	0	0	0	4.00	96.00

2 STOR WAREH 0% - 0 Heated Area: 640 HX Base Yr



CRAWFORD RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

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TOTAL MARKET VALUE	5,456,701
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,299,849
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NCON VALUE	82,784
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,758,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2192/0132	4/09/2018	SW	U	V	11	100
GRANTOR: DOUBLE HOOK REALTY LL						
GRANTEE: FLORIDA POWER & LIG						
2174/0138	1/31/2018	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: DOUBLE HOOK REALTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=5,0] W16 S40 E16 N40 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/10/2026 BY KWA Total Acres: 476.48 Total Land Value: 5,292,910 Market: 0 Agricultural: 0 Common: 5,292,910 PRINTED 07/09/2026 BY SYS

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2026

10-1N-24-0000-0001-0030

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Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

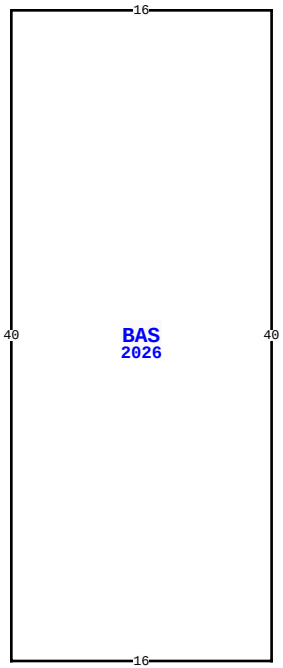
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	2026	640	28,164
TOTALS	640			640	28,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	640	93.5861	44.45	28,448	2024	2024	0	0	0	1.00	99.00

3 STOR WAREH 0% - 0 Heated Area: 640 HX Base Yr



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NASSAU COUNTY PROPERTY

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BUILDING DIMENSIONS

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LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/10/2026 BY KWA Total Acres: 476.48 Total Land Value: 5,292,910 Market: 0 Agricultural: 0 Common: 5,292,910 PRINTED 07/09/2026 BY SYS