

FLORIDA GOVERNMENTAL UTILITY AUTHORITY
C/O ACCENTURE, 9400 SOUTHPARK CENTER LOOP S
ORLANDO, FL 32819

14-2N-28-0000-0009-0010

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 6														
Exterior Wall		15	CONC BLOCK 100		8600		04	624		56.7000		15.31		9,553		1976	1976		0		0		50.00		50.00		VALUATION BY		STANDARD					
Roof Structure		04	WOOD TRUSS 100		2 BARN		0% - 2026		Heated Area: 600		HX Base Yr																Tax Group: 8		Tax Dist:					
Roof Cover		03	COMP SHNGL 100																								BUILDING MARKET VALUE		169,909					
Interior Wall		01	MINIMUM 100																								TOTAL MARKET OB/XF VALUE		48,673					
Interior Floor		03	CONC FINSH 100																								TOTAL LAND VALUE - MARKET		7,333,375					
Ceiling		02	F.NOT SUS 100																								TOTAL MARKET VALUE		7,551,957					
Air Condition		01	NONE 100																								SOH/AGL Deduction		0					
Heating Type		01	NONE 100																								ASSESSED VALUE		7,551,957					
Fixtures			0 100																								TOTAL EXEMPTION VALUE		03 7,551,957					
Frame		03	MASONRY 100																								BASE TAXABLE VALUE		0					
Story Height			8 100																								TOTAL JUST VALUE		7,551,957					
RMS			1 100																								NCON VALUE		0					
Stories		1.	1. 100																								INCOME VALUE							
Units			0 100																								PREVIOUS YEAR MKT VALUE		7,320,768					
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		8600	COUNTY																															
MAP NUM			MKT AREA																															
NEIGHBORHOOD/LOC		3016.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	600	100	1993	600	4,593																													
PTO	84	5	1993	4	31																													
UOP	100	20	1993	20	153																													
TOTALS		784		624	4,776																													
EXTRA FEATURES					5390 FIRST COAST, FERNANDINA BEACH										BLD DATE		05/03/2019		KKX		LGL DATE				05/08/2026		DC							
															XF DATE						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	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1976	1976	3	20	80																		
12	0510	GARAGE WD-	0	0	30	12	360.00	SF	35.00	35.00	100	2000	2000	3	26	3,276																		
13	1123	CB 8"	0	0	80	3	240.00	SF	6.15	6.15	100	1990	1990	3	54.5	804																		
14	0810	CONCRETE A	0	0	0	0	141.00	SF	6.50	6.50	100	1990	1990	3	54.5	499																		
15	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	21	735																		
16	6001	ROLLUP DR	0	0	0	0	2.00	UT	400.00	400.00	100	1976	1976	3	20	160																		
17	0810	CONCRETE A	0	0	15	7	105.00	SF	6.50	6.50	100	1976	1976	3	25	171																		
18	0940	SHEDS/PORT	0	0	4	4	16.00	SF	30.00	30.00	100	2000	2000	3	20	96																		
19	0940	SHEDS/PORT	0	0	8	7	56.00	SF	30.00	30.00	100	2000	2000	3	20	336																		
20	0810	CONCRETE A	0	0	0	0	366.00	SF	6.50	6.50	100	2013	2013	3	92	2,189																		
LAND DESCRIPTION										TOTAL OB/XF										8,346														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										

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