PT OR 1028/835
ESMT PT OR 812/1587

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2026

25-2N-28-0000-0002-0270

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

96362 PIEDONT DR, FERNANDINA BEACH

BLD DATE	02/01/2018	KK	LGL DATE	
XF DATE			LAND DATE	04/16/2026 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		32,826
TOTAL LAND VALUE - MARKET		93,900
TOTAL MARKET VALUE		126,726
SOH/AGL Deduction		0
ASSESSED VALUE		126,726
TOTAL EXEMPTION VALUE	04	126,726
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		126,726
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,812

JEA WATER TREATMENT FACILITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
98 05673	NEW CONSTR	676,000	01/01/1999
95 02127	NEW CONSTR	15,000	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1028/0835	1/02/2002	WD	U	I	12	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: JEA						
1026/0541	12/21/2001	WD	Q	I	02	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: UNITED WATER FLORID						

BUILDING NOTES

BUILDING DIMENSIONS

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	736.00	LF	9.70	9.70	100	1989	1989	3	24	1,713	
2	0680	POLE SHED	0	0	18	13	234.00	SF	10.00	10.00	100	2009	2009	3	48	1,123	
3	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2009	2009	3	100	400	
4	0810	CONCRETE A	0	0	38	10	380.00	SF	6.50	6.50	100	2009	2009	3	88	2,174	
5	0810	CONCRETE A	0	0	32	15	480.00	SF	6.50	6.50	100	2009	2009	3	88	2,746	
6	0810	CONCRETE A	0	0	15	14	210.00	SF	6.50	6.50	100	2009	2009	3	88	1,201	
7	0811	CONCRETE B	0	0	26	20	520.00	SF	5.20	5.20	100	2009	2009	3	88	2,380	
8	0810	CONCRETE A	0	0	19	11	209.00	SF	6.50	6.50	100	2009	2009	3	88	1,195	
9	0810	CONCRETE A	0	0	17	10	170.00	SF	6.50	6.50	100	2009	2009	3	88	972	
10	0940	SHEDS/PORT	0	0	9	8	72.00	SF	30.00	30.00	100	2009	2009	3	31	670	

TOTAL OB/XF 14,574

LAND DESCRIPTION

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		OR	0.00	0.00	3.13	AC		1.00	1.00	0.75	40,000.00	30,000.00	93,900							

REVIEW DATE 04/25/2025 BY DJ Total Acres: 3.13 Total Land Value: 93,900 Market: 0 Agricultural: 0 Common: 93,900 PRINTED 07/09/2026 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0940	SHEDS/PORT	0	0	6	5	30.00	SF	30.00	30.00	100	2009	2009	3	31	279	
12	0940	SHEDS/PORT	0	0	6	5	30.00	SF	30.00	30.00	100	2009	2009	3	31	279	
13	0940	SHEDS/PORT	0	0	14	6	84.00	SF	30.00	30.00	100	2011	2011	3	40	1,008	
14	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	2010	2010	3	35	1,470	
15	0812	CONCRETE C	0	0	0	0	1,640.00	SF	4.00	4.00	100	2009	2009	3	88	5,773	
16	0811	CONCRETE B	0	0	184	4	736.00	SF	5.20	5.20	100	2018	2018	3	96	3,674	
17	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	2018	2018	3	96	749	
18	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	2018	2018	3	90	2,430	
19	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	74	2,590	

TOTAL OB/XF 18,252

LAND DESCRIPTION

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

REVIEW DATE 04/25/2025 BY DJ Total Acres: 3.13 Total Land Value: 93,900 Market: 0 Agricultural: 0 Common: 93,900 PRINTED 07/09/2026 BY SYS