IN OR 694 PG 1069
ESMT OR 694/1071

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

2026

25-2N-28-0000-0002-0320

NASSAU COUNTY PROPERTY

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

464046 SR 200, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	656,010
TOTAL MARKET VALUE	656,010
SOH/AGL Deduction	324,690
ASSESSED VALUE	331,320
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	331,320
TOTAL JUST VALUE	656,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0694/1069	12/16/1993	WD	Q	V		321,300

GRANTOR: RAYLAND COMPANY INC
GRANTEE: FLA POWER & LIGHT C

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		PUD	0.00	0.00	218,670.00	SF		1.00	1.00	1.00	3.00	3.00	656,010							

REVIEW DATE 04/25/2025 BY DC Total Acres: 5.02 Total Land Value: 656,010 Market: 0 Agricultural: 0 Common: 656,010 PRINTED 07/09/2026 BY SYS