

PT OF 36-2N-27E &
BLOCK 1 PT OF LOT 61 S-2
IN OR 2081/510

VERTICAL BRIDGE LANDCO LLC
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487

2026

36-2N-27-0000-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	703	100	1994	703	16,819
TOTALS	703			703	16,819

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0432	CL FNC 12B	0	0	0	0	241.00	LF	17.45	17.45	
2	0466	FNC GT 20'	0	0	0	0	2.00	UT	600.00	600.00	
3	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	
4	0464	FNC GT 10'	0	0	0	0	1.00	UT	350.00	350.00	
5	0810	CONCRETE A	0	0	32	6	192.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000116	C	RES MARSH	0		OR	0.00	0.00	12.32	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	703	95.9458	45.57	32,036	1994	1994	0	0	0 47.50	52.50
1 STOR WAREH 0% - 0 Heated Area: 703 HX Base Yr											
BAS 1994											
85002 LINA RD, FERNANDINA BEACH											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
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TOTAL OB/XF											
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										16,819		
TOTAL MARKET OB/XF VALUE										2,672		
TOTAL LAND VALUE - MARKET										1,201,200		
TOTAL MARKET VALUE										1,220,691		
SOH/AGL Deduction										843,038		
ASSESSED VALUE										377,653		
TOTAL EXEMPTION VALUE										0		
BASE TAXABLE VALUE										377,653		
TOTAL JUST VALUE										1,220,691		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,212,731		
SITE NAME: FM JAX-027 _ SITE # FL-5023 _ FCC TOWER												
500' CELL TOWER ON PROPERTY LISTED IN TPP :KK 7-20												