

PARCELS 1-12 & 1-27
PT OR 1028/835
(EX PT IN OR 2574/1221)

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2026

42-2N-27-0000-0001-0120



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		23	REINF CONC 100		
Roof Structur		12	REINFO/CON 100		
Roof Cover		07	CONC TILE 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		
Fixtures			0 100		
Frame		04	REIN CONC 100		
Story Height			8 100		
RMS			1 100		
Stories		1.	1. 100		
Units			0 100		
Occupancy		00	NONE 100		
Quality		03	Quality Level 03		
DOR CODE		9100	UTILITIES		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100	2015	220	7,722
TOTALS	220			220	7,722

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	04	220	80.3250	38.15	8,393	2015	2015	0	0	8.00	92.00
1 STOR WAREH 0% - 0 Heated Area: 220 HX Base Yr											
20 11 BAS 2015 11 20											
85008 ART WILSON LN, YULEE											
BLD DATE	01/13/2025	KWA	LGL DATE								
XF DATE	01/13/2025	KWA	LAND DATE								
INC DATE			AG DATE								
				04/11/2022	KK						

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
1	0812	CONCRETE C	0	0	86	12			4.00	100	2015	2015	3	94
2	0463	FENCE GATE	0	0	0	0			300.00	100	2015	2015	3	85
3	0431	CL FNC 8B	0	0	0	0			12.50	100	2015	2015	3	85
4	0430	CL FNC 6B	0	0	0	0			9.70	100	2021	2021	3	95
5	0464	FNC GT 10'	0	0	0	0			350.00	100	2021	2021	3	95
6	0431	CL FNC 8B	0	0	0	0			12.50	100	2025	2015		85
7	0511	GARAGE CB-	0	0	10	10			40.00	100	2025	2024		100
8	0431	CL FNC 8B	0	0	0	0			12.50	100	2025	2024		99
9	0467	FNC GT 25'	0	0	0	0			700.00	100	2025	2024		99
10	0803	ASPHALT C	0	0	0	0			2.00	100	2025	2024		90

LAND DESCRIPTION										TOTAL OB/XF										52,410									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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	64.28	AC		1.00	1.00	1.00	7,500.00	7,500.00	482,100												
2	009600	C	WASTELAND	0		OR	0.00	0.00	44.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	110,000												
3	009630	C	SWAMP	0		OR	0.00	0.00	304.39	AC		1.00	1.00	1.00	500.00	500.00	152,195												

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		165,385	
TOTAL MARKET OB/XF VALUE		123,981	
TOTAL LAND VALUE - MARKET		744,295	
TOTAL MARKET VALUE		1,033,661	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,033,661	
TOTAL EXEMPTION VALUE		04	1,033,661
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,033,661	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,028,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240009981	WASTEWATER BOOSTE	85,836	08/28/2024
B220014135	WASTEWATER BOOSTE	85,836	09/26/2022
21016513	XFOB	1,691,000	11/29/2021
21004373	XFOB	50,000	04/09/2021
B1633017	XFOB	6,000	09/01/2016
E1528596	NEW CONSTR	0	01/01/2015

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	V	02	1,758,800
GRANTOR: UNITED WATER FLORIDA						
GRANTEE: UNITED WATER FLORID						

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2015] W20 S11 E20 N11\$.														

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