



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	01	FLAT 100			
Roof Cover	04	BUILT-UP 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			
Plumbing		0 100			
Frame	03	MASONRY 100			
Story Height		11 100			
RMS		2 100			
Stories	1.	1. 100			
Class	00	. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	9100	UTILITIES			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4048.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	582	100	1993	582	11,471
CAN	18	30	1993	5	99
TOTALS	600			587	11,570

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4803	06	587	82.9870	39.42	23,140	1993	1993		0	0	0 50.00	50.00	
1 STOR WAREH 0% - 0 Heated Area: 582 HX Base Yr													
BAS 1993 CAN 1993													
85960 WILSON NECK RD, YULEE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU													

EXTRA FEATURES							85960 WILSON NECK RD, YULEE				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			
1	5001	SUB STATN	0	0	0	0	1.00	UT	158,600.00	158,600.00	100	1980	1980	3	100	158,600				
2	5001	SUB STATN	0	0	0	0	1.00	UT	101,500.00	101,500.00	100	1993	1993	3	100	101,500				
3	0803	ASPHALT C	0	0	0	0	5,580.00	SF	2.00	2.00	100	1980	1980	3	50	5,580				
4	0803	ASPHALT C	0	0	0	0	13,225.00	SF	2.00	2.00	100	1993	1993	3	50	13,225				
5	0431	CL FNC 8B	0	0	0	0	1,319.00	LF	12.50	12.50	100	1993	1993	3	28	4,617				
6	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	20	700				
7	0467	FNC GT 25'	0	0	0	0	1.00	UT	700.00	700.00	100	1993	1993	3	28	196				
8	0811	CONCRETE B	0	0	0	0	742.00	SF	5.20	5.20	100	1993	1993	3	62	2,392				
9	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1993	1993	3	62	403				
10	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	1993	1993	3	62	403				

LAND DESCRIPTION				TOTAL OB/XF										287,616												
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		
1	009100	C	UTILITY	0		OR	0.00	0.00	14.70	AC		1.00	1.00	1.00	90,000.00	90,000.00	1,323,000									
REVIEW DATE 02/01/2024				BY KBA	Total Acres: 14.70		Total Land Value: 1,323,000				Market: 0				Agricultural: 0				Common: 1,323,000				PRINTED 07/09/2026 BY SYS			

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						19,678						
TOTAL MARKET OB/XF VALUE						301,192						
TOTAL LAND VALUE - MARKET						1,323,000						
TOTAL MARKET VALUE						1,643,870						
SOH/AGL Deduction						216,297						
ASSESSED VALUE						1,427,573						
TOTAL EXEMPTION VALUE						04	1,427,573					
BASE TAXABLE VALUE						0						
TOTAL JUST VALUE						1,643,870						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						1,570,794						
J E A NASSAU SUB STATION												

JACKSONVILLE ELECT AUTHORITY
6674 COMMONWEALTH AV
JACKSONVILLE, FL 32254

43-2N-27-0000-0001-0010

[illegible]