



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 5																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	22	PRECAST PN 100								4803	06	352	91.5130	43.47	15,301	1987	1987	0	0	0	58.00	42.00																											
Roof Structur	12	REINFO/CON 100								1 STOR WAREH - 0% - 0										Heated Area: 352										HX Base Yr																			
Roof Cover	12	MODULAR MT 100								11 32 32 11 BAS 1993																				VALUATION BY										STANDARD									
Interior Wall	01	MINIMUM 100																												Tax Group: 6										Tax Dist:									
Interior Floo	03	CONC FINSH 100																												BUILDING MARKET VALUE										18,453									
Ceiling	02	F.NOT SUS 100																												TOTAL MARKET OB/XF VALUE										2,037									
Air Condition	03	CENTRAL 100																												TOTAL LAND VALUE - MARKET										536,998									
Heating Type	04	AIR DUCTED 100																												TOTAL MARKET VALUE										557,488									
Plumbing	04	0 100																												SOH/AGL Deduction										0									
Frame	04	REIN CONC 100																												ASSESSED VALUE										557,488									
Story Height	04	8 100																												TOTAL EXEMPTION VALUE										01 557,488									
RMS	1	1 100																												BASE TAXABLE VALUE										0									
Stories	1.	1. 100								TOTAL JUST VALUE										557,488																													
Class	00	. 100								NCON VALUE										0																													
Units	0	0 100								INCOME VALUE																																							
BUD8 Adjustme	06	DIST 1D 100								PREVIOUS YEAR MKT VALUE										552,372																													
Occupancy	00	NONE 100																																															
Quality	03	Quality Level 03																																															
DOR CODE	8300	PUBLIC SCHOOLS																																															
MAP NUM		MKT AREA								08																																							
NEIGHBORHOOD/LOC	8026	00																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAS	352	100	352	6,426																																													
TOTALS					352	352	6,426																																										
EXTRA FEATURES					46281 LANDFILL RD, CALLAHAN																																												
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	0430	CL FNC 6B	0	0	0	0	298.00	LF	9.70	9.70	100	1987	1987	3	25	723																																	
2	0810	CONCRETE A	0	0	4	5	20.00	SF	6.50	6.50	100	1987	1987	3	54.5	71																																	
3	0810	CONCRETE A	0	0	4	5	20.00	SF	6.50	6.50	100	1987	1987	3	54.5	71																																	
4	0430	CL FNC 6B	0	0	0	0	110.00	LF	9.70	9.70	100	1980	1980	3	20	213																																	
5	0430	CL FNC 6B	0	0	0	0	90.00	LF	9.70	9.70	100	2006	2006	3	72	629																																	
6	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1980	1980	3	20	180																																	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1987	1987	3	25	150																																	
LAND DESCRIPTION																		TOTAL OB/XF 2,037																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1	008300	C	SCHOOL	0		GU	0.00	0.00	244.09	AC		1.00	1.00	1.00	2,200.00	2,200.00	536,998																																
REVIEW DATE 04/13/2017 BY KBX Total Acres: 244.09 Total Land Value: 536,998 Market: 0 Agricultural: 0 Common: 536,998 PRINTED 08/02/2023 BY SYS																																																	

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

08-2N-25-0000-0002-0000

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