

BLKS 87-91 & 96-100 OF TOWN OF
HILLIARD WEST S/D PBK 1/28 &
BLKS 188-192 OF TOWN OF

NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

08-3N-24-2380-0087-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 10 3															
Exterior Wall	19	COMMON BRK 100	7102	04	29,992	101.6500	120.71	3,620,334	1976	1985	0	0	0	18.00	82.00	VALUATION BY STANDARD														
Roof Structur	01	FLAT 100	1 EDU RELGUS - 0% - 0													Heated Area: 28856 HX Base Yr														
Roof Cover	04	BUILT-UP 100														Tax Group: 3 Tax Dist:														
Interior Wall	01	MINIMUM 50														BUILDING MARKET VALUE 9,906,899														
Interior Wall	05	DRYWALL 50														TOTAL MARKET OB/XF VALUE 447,488														
Interior Floo	07	CORK/VTILE 50														TOTAL LAND VALUE - MARKET 226,500														
Interior Floo	14	CARPET 50														TOTAL MARKET VALUE 10,580,887														
Ceiling	01	FIN.SUSPD 100														SOH/AGL Deduction 2,843,645														
Air Condition	05	CHILL WTR 100														ASSESSED VALUE 7,737,242														
Heating Type	05	HOT WATER 100														TOTAL EXEMPTION VALUE 01 7,737,242														
Fixtures	68	100														BASE TAXABLE VALUE 0														
Frame	03	MASONRY 100														TOTAL JUST VALUE 10,580,887														
Story Height	15	100	NCON VALUE 0																											
RMS	59	100	INCOME VALUE																											
Stories	1.	1. 100	PREVIOUS YEAR MKT VALUE 7,368,324																											
Units	0	100																												
Occupancy	00	NONE 100																												
Quality	03	Quality Level 03																												
DOR CODE	8300	PUBLIC SCHOOLS																												
MAP NUM		MKT AREA	06																											
NEIGHBORHOOD/LOC	6001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	15,314	100	15,314	1,515,813																										
BAS	169	100	169	16,728																										
BAS	169	100	169	16,728																										
BAS	1,680	100	1,680	166,290																										
BAS	3,667	100	3,667	362,968																										
BAS	7,857	100	7,857	777,703																										
FOP	1,291	30	387	38,306																										
FOP	1,291	30	387	38,306																										
FOP	18	30	5	495																										
FOP	48	30	14	1,386																										
TOTALS	32,776		29,992	2,968,674																										
EXTRA FEATURES					** This building has 15 Sub-Areas																									
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	0511	GARAGE CB-	0	0	12	25	300.00	SF	40.00	40.00	100	1980	1980	3	35	4,200														
2	0511	GARAGE CB-	0	0	9	40	360.00	SF	40.00	40.00	100	1980	1980	3	35	5,040														
3	0351	CARPORT MT	0	0	8	25	200.00	SF	10.00	10.00	100	1980	1980	3	20	400														
4	0351	CARPORT MT	0	0	8	20	160.00	SF	10.00	10.00	100	1980	1980	3	20	320														
5	0350	CARPORT WD	0	0	30	40	1,200.00	SF	13.00	13.00	100	1995	1995	3	20	3,120														
7	1128	BRICK 12"	0	0	0	0	2,280.00	SF	14.00	14.00	100	1995	1995	3	91	29,047														
8	0812	CONCRETE C	0	0	0	0	11,065.00	SF	4.00	4.00	100	1980	1980	3	35	15,491														
9	0812	CONCRETE C	0	0	0	0	13,534.00	SF	4.00	4.00	100	1995	1995	3	72	38,978														
10	0825	BRICK	0	0	0	0	913.00	SF	12.50	12.50	100	1995	1995	3	91	10,385														
11	0803	ASPHALT C	0	0	0	0	92,306.00	SF	2.00	2.00	100	1995	1995	3	50	92,306														
LAND DESCRIPTION					TOTAL OB/XF 199,287																									
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	008300	C	SCHOOL	0			0.00	0.00	37.75	AC		1.00	1.00	1.00	6,000.00	6,000.00	226,500													
REVIEW DATE 04/13/2022 BY TWA Total Acres: 37.75 Total Land Value: 226,500 Market: 0 Agricultural: 0 Common: 226,500 PRINTED 08/02/2023 BY SYS																														

**NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034**

08-3N-24-2380-0087-0010

[illegible]

REVIEW DATE	04/13/2022	BY	TWA	Total Acres: 37.75	Total Land Value: 226,500	Market: 0	Agricultural: 0	Common: 226,500	PRINTED 08/02/2023 BY SYS
-------------	------------	----	-----	--------------------	---------------------------	-----------	-----------------	-----------------	---------------------------

**NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034**

2023

[illegible]

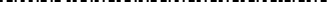
**NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034**

08-3N-24-2380-0087-0010

[illegible]

**NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034**

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 6 of 10									
ELEMENT		CD	7102 04 11,896 89.1800 105.90 1,259,786 1995 1995 0 0 0 9.00 91.00							6 EDU RELGUS - 0% - 0 Heated Area: 11604 HX Base Yr																			
Exterior Wall		19	COMMON BRK 100							F212 1995										F212 1995									
Roof Structur		01	FLAT 100							BAS 1995										FOP 1995									
Roof Cover		04	BUILT-UP 100																										
Interior Wall		01	MINIMUM 100																										
Interior Floo		07	CORK/VTILE 100																										
Ceiling		01	FIN.SUSPD 100																										
Air Condition		05	CHILL WTR 100																										
Heating Type		05	HOT WATER 100																										
Fixtures			29 100																										
Frame		03	MASONRY 100																										
Story Height			12 100																										
RMS			35 100																										
Stories		1.	1. 100																										
Units			0 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		8300	PUBLIC SCHOOLS																										
MAP NUM			MKT AREA				06																						
NEIGHBORHOOD/LOC		6001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	11,604	100	11,604	1,118,266																									
FOP	36	30	11	1,060																									
FOP	36	30	11	1,060																									
FOP	450	30	135	13,010																									
FOP	450	30	135	13,010																									
TOTALS		12,576		11,896	1,146,405																								
EXTRA FEATURES										27568 OHIO ST, HILLIARD																			
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												

**NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034**

2023

08-3N-24-2380-0087-0010

[illegible]

NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

08-3N-24-2380-0087-0010

[illegible]

**NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034**

08-3N-24-2380-0087-0010

[illegible]

**NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034**

08-3N-24-2380-0087-0010

[illegible]