

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

08-3N-24-2380-0142-0010

[illegible]

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

08-3N-24-2380-0142-0010

[illegible]

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

08-3N-24-2380-0142-0010

[illegible]

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

08-3N-24-2380-0142-0010

[illegible]

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

08-3N-24-2380-0142-0010

[illegible]

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

08-3N-24-2380-0142-0010

[illegible]

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

08-3N-24-2380-0142-0010

[illegible]

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

08-3N-24-2380-0142-0010

[illegible]

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

08-3N-24-2380-0142-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur01COMMON BRK 100
FLAT 100

RMSStoriesUnitsOccupancy

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

TOTALGROSSAREAPCTOFBASETOT ADJ AREASUBAREA MARKET VALUEBAS50810050877,120FOP4230131,974

TOTALS55052179,093EXTRA FEATURES

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

REVIEW DATE04/13/2017BY TWXTotal Acres: 23.72Total Land Value: 166,040Market: 0Agricultural: 0Common: 166,040PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCTNORM % COND

720104521118.7025240.97125,5451968196800037.0063.00

SCHOOL - 0% - 0Heated Area: 508HX Base Yr

BAS1993FOP1993

BLD DATEXF DATEINC DATELGL DATEREPL.DATEAG DATE

2389 FLASHES AVE, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 10 of 223

VALUATION SUMMARY

STANDARDTax Group: 3Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

SALES DATAOFF RECORD NumberDATE TYPE INSTQUANTITYVOLUME IIRSN CD SALE PRICE1102/05154/07/2000WDUII03100GRANTOR: ROBINSON SHIRLEYGRANTEE: NASSAU COUNTY SCH000916/152112/16/1999QCUII03100GRANTOR: TOWN OF HILLIARDGRANTEE: NASSAU COUNTY SCH00BUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W22 S25 E8 FOP=[YR=1993] E7 N6 W7 S6 \$ N6 E7 S6 E7 N25 \$.

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

08-3N-24-2380-0142-0010

[illegible]

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

08-3N-24-2380-0142-0010

[illegible]

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

08-3N-24-2380-0142-0010

[illegible]

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

08-3N-24-2380-0142-0010

[illegible]

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

08-3N-24-2380-0142-0010

[illegible]

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

08-3N-24-2380-0142-0010

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

08-3N-24-2380-0142-0010

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

08-3N-24-2380-0142-0010

[illegible]

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

08-3N-24-2380-0142-0010

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

08-3N-24-2380-0142-0010

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

08-3N-24-2380-0142-0010

[illegible]

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

08-3N-24-2380-0142-0010