

NASSAU COUNTY SCHOOL BOARD
(FAIRGROUNDS), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

17-2N-25-0000-0002-0000

[illegible]

NASSAU COUNTY SCHOOL BOARD
(FAIRGROUNDS), 1201 ATLANTIC AVENUE
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 10																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	29	NONE 60								4807	06	16,400	57.8588	27.48	450,672	1980	1980	0	0	0	50.00	50.00	VALUATION BY																																				
Exterior Wall	15	CONC BLOCK 40								3 PREFAB MTL - 0% - 0														Heated Area: 16400														HX Base Yr														STANDARD							
Roof Structur	04	WOOD TRUSS 100																																				Tax Group: 6								Tax Dist:													
Roof Cover	12	MODULAR MT 100																																				BUILDING MARKET VALUE								1,481,841													
Interior Wall	01	MINIMUM 100																																				TOTAL MARKET OB/XF VALUE								919,891													
Interior Floo	01	NONE 50																																				TOTAL LAND VALUE - MARKET								333,212													
Interior Floo	03	CONC FINSH 50																																				TOTAL MARKET VALUE								2,734,944													
Ceiling	04	NONE 100																																				SOH/AGL Deduction								746,871													
Air Condition	01	NONE 100																																				ASSESSED VALUE								1,988,073													
Heating Type	01	NONE 100																																				TOTAL EXEMPTION VALUE								01 1,988,073													
Plumbing	01	0 100																																				BASE TAXABLE VALUE								0													
Frame	06	FIREPROOF 100																																				TOTAL JUST VALUE								2,734,944													
Story Height	10	100																																				NCON VALUE								0													
RMS	1	100																																				INCOME VALUE																					
Stories	1.	1. 100																																				PREVIOUS YEAR MKT VALUE								1,807,339													
Class	00	. 100																																																									
Units	0	100																																																									
BUD8 Adjustme	06	DIST 1D 100																																																									
Occupancy	00	NONE 100																																																									
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	16,400	100	16,400	225,336																																																							
TOTALS	16,400		16,400	225,336																																																							
EXTRA FEATURES					543350 US HWY 1, CALLAHAN										BLD DATE 12/03/2021					KK					LGL DATE					12/03/2021					KK																								
															XF DATE 12/03/2021					KK					LAND DATE																																		
															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																																										
11	0400	CONC CURB	0	0	0	0	322.00	LF	15.00	15.00	100	1987	1987	3	64	3,091																																											
12	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	100	1987	1987	3	64	224																																											
13	0423	CL FNC 5'	0	0	0	0	64.00	LF	6.85	6.85	100	1987	1987	3	25	110																																											
14	0424	CL FNC 6'	0	0	0	0	46.00	LF	20.00	20.00	100	1987	1987	3	25	230																																											
15	0810	CONCRETE A	0	0	27	9	243.00	SF	6.50	6.50	100	1987	1987	3	54.5	861																																											
16	0810	CONCRETE A	0	0	0	0	177.00	SF	4.55	4.55	100	1987	1987	3	54.5	439																																											
17	1123	CB 8"	0	0	0	0	210.00	SF	4.31	4.31	100	2000	2000	3	80	723																																											
18	0810	CONCRETE A	0	0	14	10	140.00	SF	4.55	4.55	100	2000	2000	3	80	510																																											
19	1123	CB 8"	0	0	0	0	195.00	SF	4.31	4.31	100	2000	2000	3	80	672																																											
20	0810	CONCRETE A	0	0	13	11	143.00	SF	6.50	6.50	100	2000	2000	3	80	744																																											
LAND DESCRIPTION					TOTAL OB/XF										7,604																																												
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																																			

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BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	05	AVERAGE	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	03	CONC FINSH	100		
Ceiling	01	FIN.SUSPD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures		7	100		
Frame	01	TYP WD	100		
Story Height		10	100		
RMS		3	100		
Stories	1.	1.	100		
Units		0	100		
BUD8 Adjustme	06	DIST 1D	100		
Occupancy	00	NONE	100		
Quality	03	Quality Level	03		
DOR CODE	8300PUBLIC 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	1,000	100	1,000	84,280	
BAS	320	100	320	26,970	
BAS	400	100	400	33,712	
CAN	90	30	27	2,276	
TOTALS	1,810		1,747	147,237	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	1,747	84.7875	120.40	210,339	1988	1994	0	0	0	30.00	70.00

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