PT OF S 1/2 OF SW 1/4 OF
SE 1/4 PARCELS 122, 123, 124,
125, 126, 126-2, 127, 127-1 &

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

2023

19-2N-25-0000-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

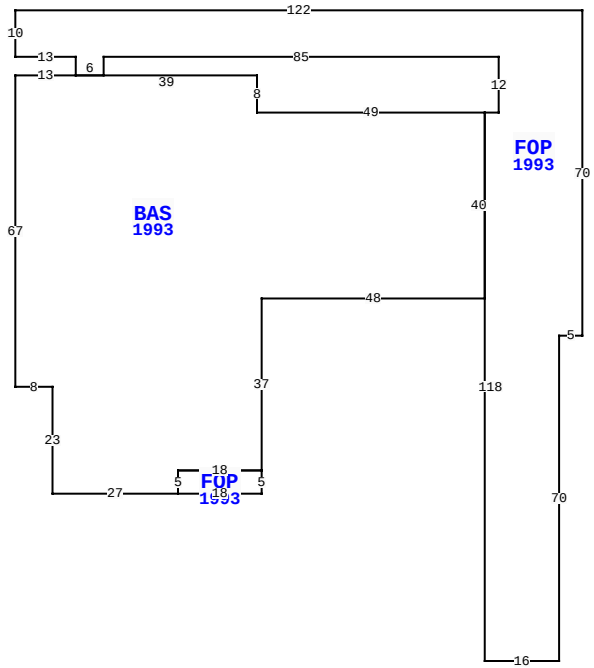
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		16 100
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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,408	100	6,408	776,251
FOP	90	30	27	3,271
FOP	3,588	30	1,076	130,344
TOTALS	10,086		7,511	909,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	7,511	78.8000	159.96	1,201,460	1983	1983	0	0	0	24.27	75.73

1 SCHOOL – 0% - 0 Heated Area: 6408 HX Base Yr



450121 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		12,827,914
TOTAL MARKET OB/XF VALUE		237,545
TOTAL LAND VALUE - MARKET		101,880
TOTAL MARKET VALUE		13,167,339
SOH/AGL Deduction		5,759,793
ASSESSED VALUE		7,407,546
TOTAL EXEMPTION VALUE	01	7,407,546
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,167,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,576,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0312/0781	4/01/1980	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W122 S10 E13 S4 BAS=[YR=1993] W13 S67 E8 S23 E27 FOP=[YR=1993] E18 N5 W18 S5 $ N5 E18 N37 E48 N40 W49 N8 W39 $ E6 N4 E85 S12 W3 S118 E16 N70 E5 N70 $.

EXTRA FEATURES

LN	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
2	1127	BRICK 8"	0	0	0	0	3,059.00	SF	11.00	11.00	100	1983	1983	3	80	26,919	
3	0812	CONCRETE C	0	0	0	0	24,179.00	SF	4.00	4.00	100	1983	1983	3	44	42,555	
4	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1983	1983	3	22	2,783	
5	0803	ASPHALT C	0	0	0	0	133,096.00	SF	2.00	2.00	100	1983	1983	3	50	133,096	
6	0400	CONC CURB	0	0	0	0	953.00	LF	15.00	15.00	100	1983	1983	3	56	8,005	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1983	1983	3	22	110	
8	0967	SPORTS FLR	0	0	72	100	7,200.00	SF	5.75	5.75	100	1983	1983	3	20	8,280	
9	0426	CL FNC 12'	0	0	0	0	260.00	LF	15.60	15.60	100	1983	1983	3	21	852	
10	0430	CL FNC 6B	0	0	0	0	3,452.00	LF	9.70	9.70	100	1983	1983	3	21	7,032	
11	0463	FENCE GATE	0	0	0	0	6.00	UT	300.00	300.00	100	1983	1983	3	21	378	

TOTAL OB/XF 230,010

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	16.98	AC		1.00	1.00	1.00	6,000.00	6,000.00	101,880							

REVIEW DATE 07/16/2018 BY KKX Total Acres: 16.98 Total Land Value: 101,880 Market: 0 Agricultural: 0 Common: 101,880 PRINTED 08/02/2023 BY SYS

PT OF S 1/2 OF SW 1/4 OF
SE 1/4 PARCELS 122, 123, 124,
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NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

19-2N-25-0000-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

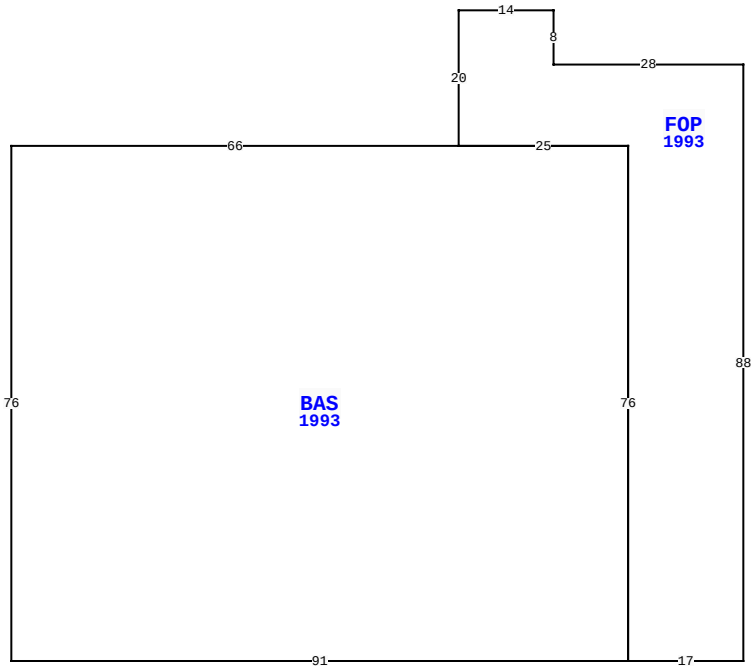
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		6 100
Stories	1.	1. 100
Units		12 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,916	100	6,916	715,755
FOP	1,908	30	572	59,198
TOTALS	8,824		7,488	774,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	7,488	67.3200	136.66	1,023,310	1983	1983	0	0	0	24.27	75.73

2 SCHOOL – 0% - 0 Heated Area: 6916 HX Base Yr



450121 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		12,827,914
TOTAL MARKET OB/XF VALUE		237,545
TOTAL LAND VALUE - MARKET		101,880
TOTAL MARKET VALUE		13,167,339
SOH/AGL Deduction		5,759,793
ASSESSED VALUE		7,407,546
TOTAL EXEMPTION VALUE	01	7,407,546
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,167,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,576,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0312/0781	4/01/1980	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W28 N8 W14 S20 BAS=[YR=1993] W66 S76 E91 N76 W25 $ E25 S76 E17 N88 $.

EXTRA FEATURES

LN	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
12	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	1983	1983	3	21	158	
13	0505	FLAGPOLE A	0	0	0	0	36.00	LF	50.00	50.00	100	1995	1995	3	20	360	
14	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1983	1983	3	21	147	
15	0381	COOLER	0	0	19	12	228.00	SF	82.50	82.50	100	1983	1983	3	20	3,762	
16	0382	CHILLER	0	0	14	12	168.00	SF	92.50	92.50	100	1983	1983	3	20	3,108	

LAND DESCRIPTION

TOTAL OB/XF 7,535

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/16/2018 BY KKX Total Acres: 16.98 Total Land Value: 101,880 Market: 0 Agricultural: 0 Common: 101,880 PRINTED 08/02/2023 BY SYS

PT OF S 1/2 OF SW 1/4 OF
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125, 126, 126-2, 127, 127-1 &

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

2023

19-2N-25-0000-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

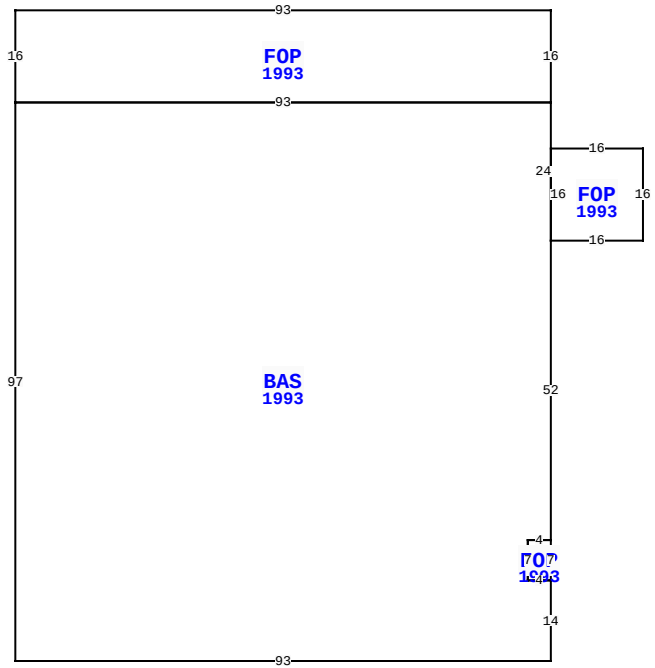
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		28 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		11 100
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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,993	100	8,993	1,336,541
FOP	28	30	8	1,189
FOP	256	30	77	11,444
FOP	1,488	30	446	66,285
TOTALS	10,765		9,524	1,415,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	9,524	96.6735	196.25	1,869,085	1983	1983	0	0	0	24.27	75.73

3 SCHOOL – 0% - 0 Heated Area: 8993 HX Base Yr



450121 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		12,827,914
TOTAL MARKET OB/XF VALUE		237,545
TOTAL LAND VALUE - MARKET		101,880
TOTAL MARKET VALUE		13,167,339
SOH/AGL Deduction		5,759,793
ASSESSED VALUE		7,407,546
TOTAL EXEMPTION VALUE	01	7,407,546
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,167,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,576,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0312/0781	4/01/1980	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W93 S16 BAS=[YR=1993] S97 E93 N14 FOP=[YR=1993] N7 W4 S7 E4 $ W4 N7 E4 N52 FOP=[YR=1993] E16 N16 W16 S16 $ N24 W93 $ E93 N16 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/16/2018 BY KKX Total Acres: 16.98 Total Land Value: 101,880 Market: 0 Agricultural: 0 Common: 101,880 PRINTED 08/02/2023 BY SYS

PT OF S 1/2 OF SW 1/4 OF
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125, 126, 126-2, 127, 127-1 &

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

2023

19-2N-25-0000-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

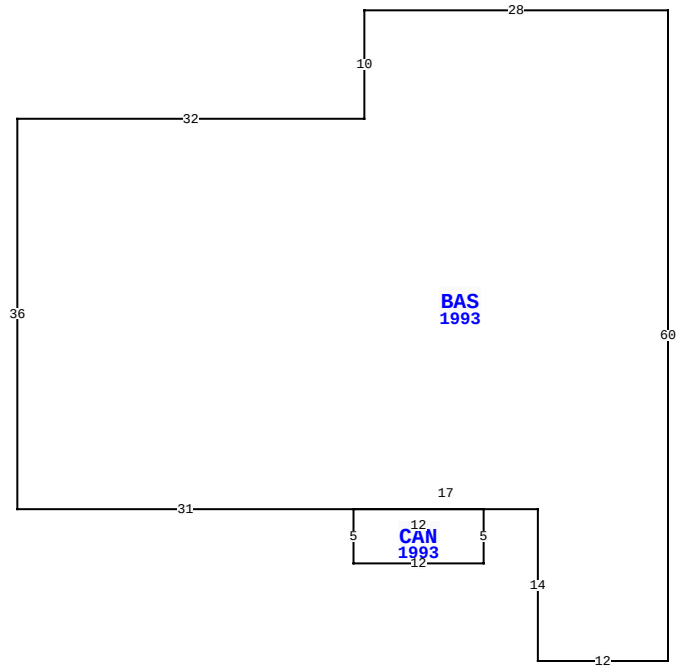
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,608	100	2,608	299,377
CAN	60	30	18	2,066
TOTALS	2,668		2,626	301,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	2,626	74.6720	151.58	398,049	1983	1983	0	0	0	24.27	75.73

4 SCHOOL – 0% - 0 Heated Area: 2608 HX Base Yr



450121 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		12,827,914
TOTAL MARKET OB/XF VALUE		237,545
TOTAL LAND VALUE - MARKET		101,880
TOTAL MARKET VALUE		13,167,339
SOH/AGL Deduction		5,759,793
ASSESSED VALUE		7,407,546
TOTAL EXEMPTION VALUE	01	7,407,546
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,167,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,576,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0312/0781	4/01/1980	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S10 W32 S36 E31 CAN=[YR=1993] S5 E12 N5 W12 $ E17 S14 E12 N60 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/16/2018 BY KKX Total Acres: 16.98 Total Land Value: 101,880 Market: 0 Agricultural: 0 Common: 101,880 PRINTED 08/02/2023 BY SYS

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

2023

19-2N-25-0000-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

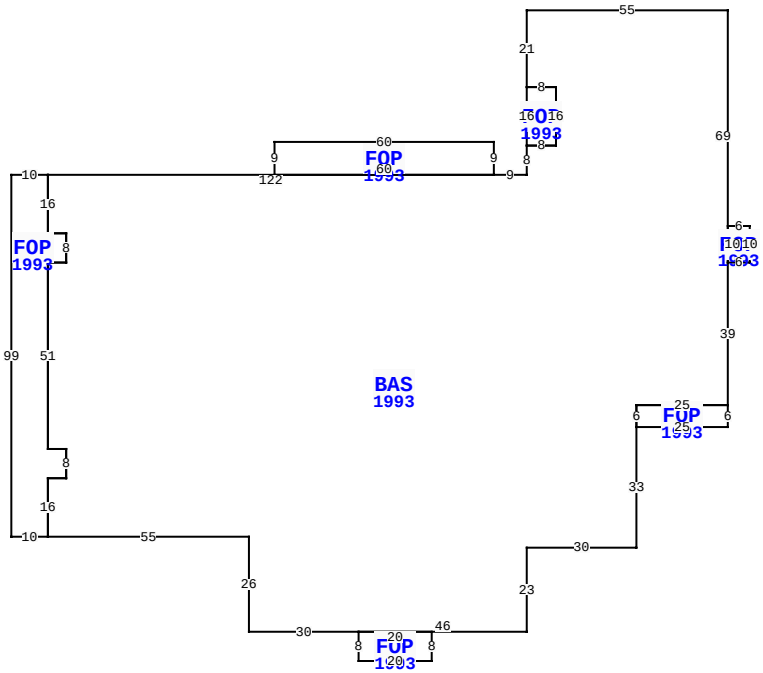
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		98 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		22 100
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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	21,847	100	21,847	2,932,290
FOP	60	30	18	2,416
FOP	128	30	38	5,100
FOP	150	30	45	6,040
FOP	160	30	48	6,442
FOP	540	30	162	21,744
FOP	1,070	30	321	43,085
TOTALS	23,955		22,479	3,017,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	22,479	90.3735	183.46	4,123,997	1966	1975	0	0	0	26.84	73.16

5 SCHOOL – 0% - 0 Heated Area: 21847 HX Base Yr



450121 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		12,827,914
TOTAL MARKET OB/XF VALUE		237,545
TOTAL LAND VALUE - MARKET		101,880
TOTAL MARKET VALUE		13,167,339
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ASSESSED VALUE		7,407,546
TOTAL EXEMPTION VALUE	01	7,407,546
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,167,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,576,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0312/0781	4/01/1980	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S21 FOP=[YR=1993] S16 E8 N16 W8 $ E8 S16 W8 S8 W9 FOP=[YR=1993] N9 W60 S9 E60 $ W122 FOP=[YR=1993] W10 S99 E10 N16 E5 N8 W5 N51 E5 N8 W5 N16 $ S16 E5 S8 W5 S51 E5 S8 W5 S16 E55 S26 E30 FOP=[YR=1993] S8 E20 N8 W20 $ E46 N23 E30 N33 FOP=[YR=1993] E25 N6 W25 S6 $ N6 E25 N39 FOP=[YR=1993] E6 N10 W6 S10 $ N69 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/16/2018 BY KKX Total Acres: 16.98 Total Land Value: 101,880 Market: 0 Agricultural: 0 Common: 101,880 PRINTED 08/02/2023 BY SYS

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FERNANDINA BEACH, FL 32034

2023

19-2N-25-0000-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

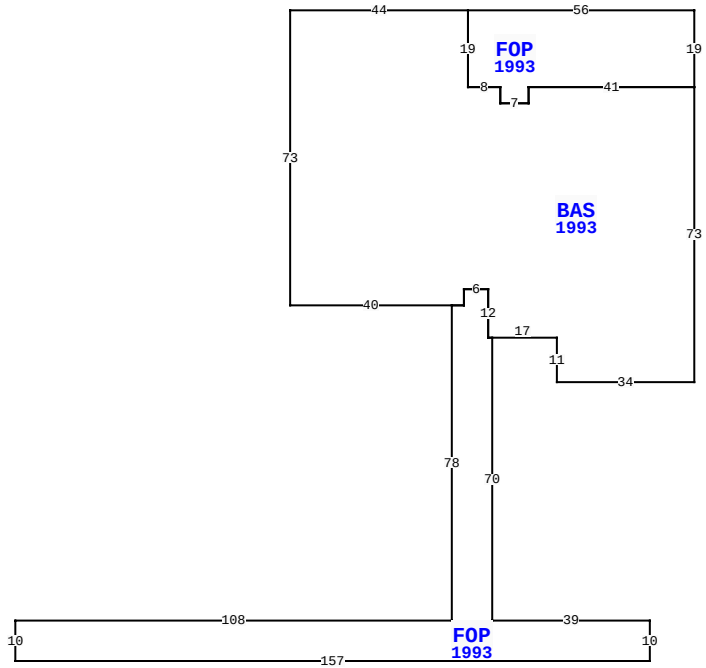
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		13 100
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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,966	100	6,966	846,008
FOP	1,092	30	328	39,835
FOP	2,366	30	710	86,228
TOTALS	10,424		8,004	972,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	8,004	79.0020	160.37	1,283,601	1983	1983	0	0	0	24.27	75.73

6 SCHOOL – 0% - 0 Heated Area: 6966 HX Base Yr



450121 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		12,827,914
TOTAL MARKET OB/XF VALUE		237,545
TOTAL LAND VALUE - MARKET		101,880
TOTAL MARKET VALUE		13,167,339
SOH/AGL Deduction		5,759,793
ASSESSED VALUE		7,407,546
TOTAL EXEMPTION VALUE	01	7,407,546
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,167,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,576,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0312/0781	4/01/1980	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W56 BAS=[YR=1993] W44 S73 E40 FOP=[YR=1993] S78 W108 S10 E157 N10 W39 N70 W1 N12 W6 S4 W3 $ E3 N4 E6 S12 E17 S11 E34 N73 W41 S4 W7 N4 W8 N19 $ S19 E8 S4 E7 N4 E41 N19 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/16/2018 BY KKX Total Acres: 16.98 Total Land Value: 101,880 Market: 0 Agricultural: 0 Common: 101,880 PRINTED 08/02/2023 BY SYS

PT OF S 1/2 OF SW 1/4 OF
SE 1/4 PARCELS 122, 123, 124,
125, 126, 126-2, 127, 127-1 &

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

2023

19-2N-25-0000-0122-0000

BUILDING CHARACTERISTICS

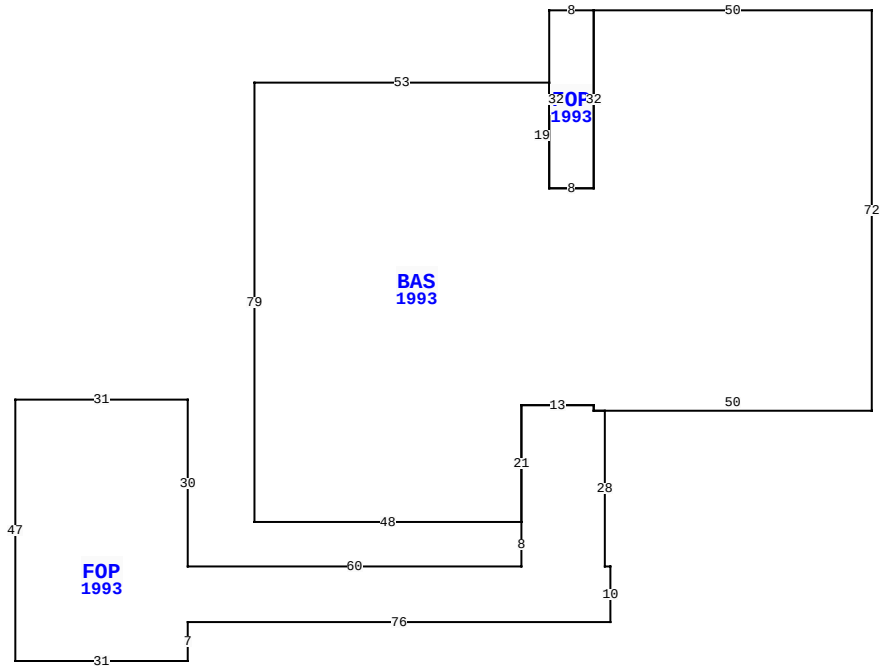
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		14 100
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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,994	100	7,994	958,689
FOP	256	30	77	9,235
FOP	2,650	30	795	95,341
TOTALS	10,900		8,866	1,063,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	8,866	78.0120	158.36	1,404,020	1983	1983	0	0	0	24.27	75.73

7 SCHOOL – 0% - 0 Heated Area: 7994 HX Base Yr



450121 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 7 of 13 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		12,827,914
TOTAL MARKET OB/XF VALUE		237,545
TOTAL LAND VALUE - MARKET		101,880
TOTAL MARKET VALUE		13,167,339
SOH/AGL Deduction		5,759,793
ASSESSED VALUE		7,407,546
TOTAL EXEMPTION VALUE	01	7,407,546
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,167,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,576,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0312/0781	4/01/1980	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 FOP=[YR=1993] W8 S32 E8 N32 $ S32 W8 N19 W53 S79 E48 FOP=[YR=1993] S8 W60 N30 W31 S47 E31 N7 E76 N10 W1 N28 W2 N1 W13 S21 $ N21 E13 S1 E50 N72 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/16/2018 BY KKX Total Acres: 16.98 Total Land Value: 101,880 Market: 0 Agricultural: 0 Common: 101,880 PRINTED 08/02/2023 BY SYS

PT OF S 1/2 OF SW 1/4 OF
SE 1/4 PARCELS 122, 123, 124,
125, 126, 126-2, 127, 127-1 &

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

2023

19-2N-25-0000-0122-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
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	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

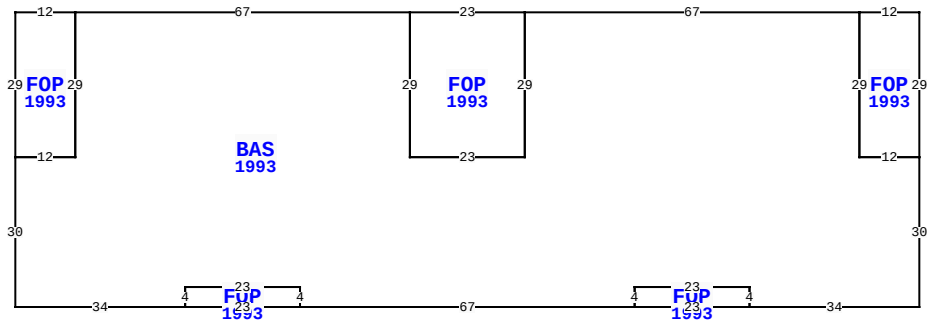
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,132	100	9,132	1,081,264
FOP	92	30	28	3,315
FOP	92	30	28	3,315
FOP	348	30	104	12,314
FOP	348	30	104	12,314
FOP	667	30	200	23,681
TOTALS	10,679		9,596	1,136,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	9,596	77.0220	156.35	1,500,335	1983	1983	0	0	0	24.27	75.73

8 SCHOOL – 0% - 0 Heated Area: 9132 HX Base Yr



450121 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		12,827,914
TOTAL MARKET OB/XF VALUE		237,545
TOTAL LAND VALUE - MARKET		101,880
TOTAL MARKET VALUE		13,167,339
SOH/AGL Deduction		5,759,793
ASSESSED VALUE		7,407,546
TOTAL EXEMPTION VALUE	01	7,407,546
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,167,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,576,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0312/0781	4/01/1980	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W12 BAS=[YR=1993] W67 FOP=[YR=1993] W23 S29 E23 N29 $ S29 W23 N29 W67 FOP=[YR=1993] W12 S29 E12 N29 $ S29 W12 S30 E34 FOP=[YR=1993] E23 N4 W23 S4 $ N4 E23 S4 E67 FOP=[YR=1993] E23 N4 W23 S4 $ N4 E23 S4 E34 N30 W12 N29 $ S29 E12 N29 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/16/2018 BY KKX Total Acres: 16.98 Total Land Value: 101,880 Market: 0 Agricultural: 0 Common: 101,880 PRINTED 08/02/2023 BY SYS

PT OF S 1/2 OF SW 1/4 OF
SE 1/4 PARCELS 122, 123, 124,
125, 126, 126-2, 127, 127-1 &

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

2023

19-2N-25-0000-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

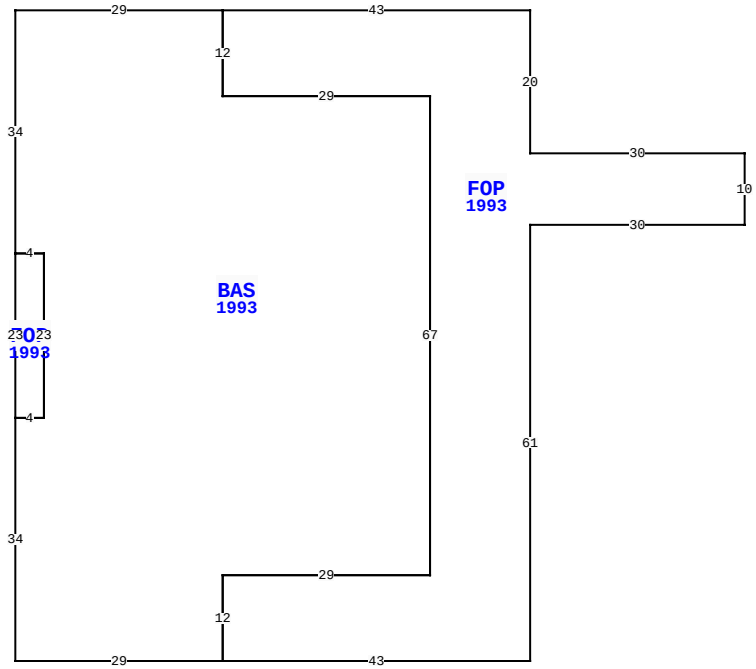
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		6 100
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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,490	100	4,490	547,751
FOP	92	30	28	3,416
FOP	2,270	30	681	83,077
TOTALS	6,852		5,199	634,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	5,199	79.3560	161.09	837,507	1983	1983	0	0	0	24.27	75.73

9 SCHOOL – 0% - 0 Heated Area: 4490 HX Base Yr



450121 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		12,827,914
TOTAL MARKET OB/XF VALUE		237,545
TOTAL LAND VALUE - MARKET		101,880
TOTAL MARKET VALUE		13,167,339
SOH/AGL Deduction		5,759,793
ASSESSED VALUE		7,407,546
TOTAL EXEMPTION VALUE	01	7,407,546
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,167,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,576,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0312/0781	4/01/1980	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W30 N20 W43 BAS=[YR=1993] W29 S34
FOP=[YR=1993] S23 E4 N23 W4 $ E4 S23 W4 S34 E29 N12 E29 N67
W29 N12 $ S12 E29 S67 W29 S12 E43 N61 E30 N10 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/16/2018 BY KKX Total Acres: 16.98 Total Land Value: 101,880 Market: 0 Agricultural: 0 Common: 101,880 PRINTED 08/02/2023 BY SYS

PT OF S 1/2 OF SW 1/4 OF
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125, 126, 126-2, 127, 127-1 &

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

2023

19-2N-25-0000-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

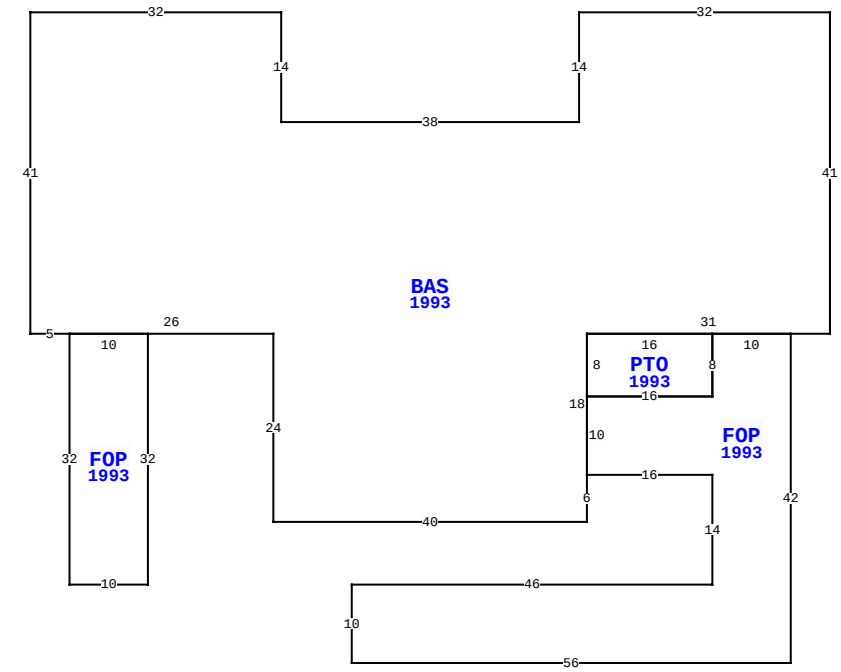
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,610	100	4,610	569,617
FOP	320	30	96	11,862
FOP	1,040	30	312	38,551
PTO	128	5	6	741
TOTALS	6,098		5,024	620,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	5,024	80.3760	163.16	819,716	1983	1983	0	0	0	24.27	75.73

10 SCHOOL – 0% - 0 Heated Area: 4610 HX Base Yr



450121 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		12,827,914
TOTAL MARKET OB/XF VALUE		237,545
TOTAL LAND VALUE - MARKET		101,880
TOTAL MARKET VALUE		13,167,339
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ASSESSED VALUE		7,407,546
TOTAL EXEMPTION VALUE	01	7,407,546
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,167,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,576,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0312/0781	4/01/1980	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S14 W38 N14 W32 S41 E5 FOP=[YR=1993] S32 E10 N32 W10 $ E26 S24 E40 N6 FOP=[YR=1993] E16 S14 W46 S10 E56 N42 W10 PTO=[YR=1993] W16 S8 E16 N8 $ S8 W16 S10 $ N18 E31 N41 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/16/2018 BY KKX Total Acres: 16.98 Total Land Value: 101,880 Market: 0 Agricultural: 0 Common: 101,880 PRINTED 08/02/2023 BY SYS

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

2023

19-2N-25-0000-0122-0000

BUILDING CHARACTERISTICS

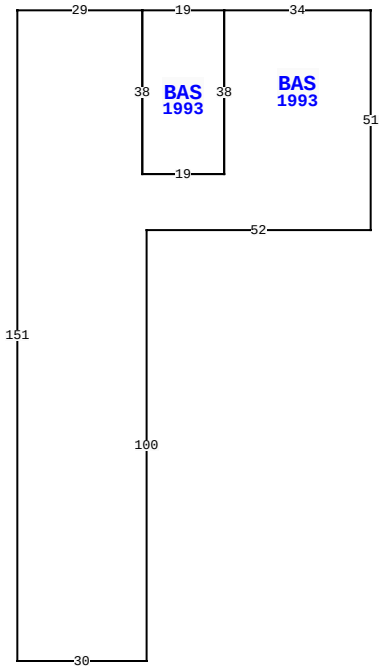
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	722	100	722	132,969
BAS	6,460	100	6,460	1,189,724
TOTALS	7,182		7,182	1,322,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	7,182	119.8000	243.19	1,746,591	1983	1983	0	0	0	24.27	75.73

11 SCHOOL – 0% - 0 Heated Area: 7182 HX Base Yr



450121 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

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 PROPERTY

PAGE 11 of 13 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		12,827,914
TOTAL MARKET OB/XF VALUE		237,545
TOTAL LAND VALUE - MARKET		101,880
TOTAL MARKET VALUE		13,167,339
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TOTAL EXEMPTION VALUE	01	7,407,546
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,167,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,576,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0312/0781	4/01/1980	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 BAS=[YR=1993] W19 S38 E19 N38 $ S38 W19 N38 W29 S151 E30 N100 E52 N51 $.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/16/2018 BY KKX Total Acres: 16.98 Total Land Value: 101,880 Market: 0 Agricultural: 0 Common: 101,880 PRINTED 08/02/2023 BY SYS

PT OF S 1/2 OF SW 1/4 OF
SE 1/4 PARCELS 122, 123, 124,
125, 126, 126-2, 127, 127-1 &

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

2023

19-2N-25-0000-0122-0000

BUILDING CHARACTERISTICS

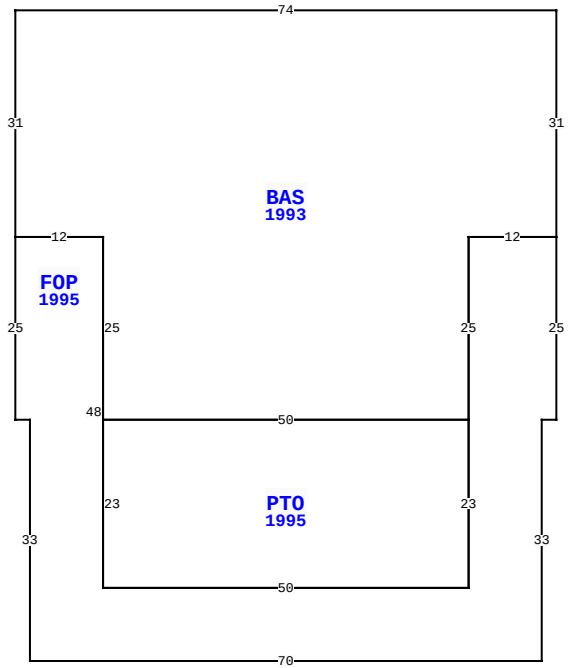
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		6 100
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 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,544	100	3,544	470,047
FOP	1,760	30	528	70,029
PTO	1,150	5	58	7,693
TOTALS	6,454		4,130	547,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,130	81.1640	164.76	680,459	1992	1992	0	0	0	19.50	80.50

12 SCHOOL – 0% - 0 Heated Area: 3544 HX Base Yr



450121 OLD DIXIE HWY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		12,827,914
TOTAL MARKET OB/XF VALUE		237,545
TOTAL LAND VALUE - MARKET		101,880
TOTAL MARKET VALUE		13,167,339
SOH/AGL Deduction		5,759,793
ASSESSED VALUE		7,407,546
TOTAL EXEMPTION VALUE	01	7,407,546
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		13,167,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,576,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0312/0781	4/01/1980	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W74 S31 FOP=[YR=1995] S25 E2 S33 E70 N33 E2 N25 W12 S25 PTO=[YR=1995] W50 S23 E50 N23 $ S23 W50 N48 W12 $ E12 S25 E50 N25 E12 N31 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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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1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

19-2N-25-0000-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

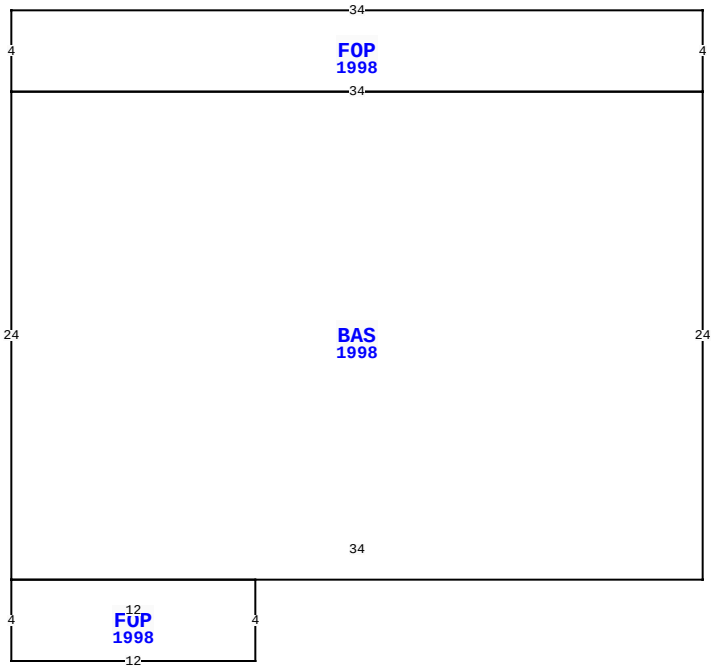
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	104,987
FOP	48	30	14	1,801
FOP	136	30	41	5,275
TOTALS	1,000		871	112,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	871	71.8200	145.79	126,983	1998	1998	0	0	0	11.75	88.25

13 SCHOOL – 0% - 0 Heated Area: 816 HX Base Yr



450121 OLD DIXIE HWY, CALLAHAN

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XF DATE		LAND DATE	
INC DATE		AG DATE	

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TOTAL JUST VALUE		13,167,339
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,576,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0312/0781	4/01/1980	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1998] W34 S4 BAS=[YR=1998] S24 FOP=[YR=1998] S4
E12 N4 W12 $ E34 N24 W34 $ E34 N4 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/16/2018 BY KKX Total Acres: 16.98 Total Land Value: 101,880 Market: 0 Agricultural: 0 Common: 101,880 PRINTED 08/02/2023 BY SYS