

NASSAU COUNTY SCHOOL BOARD/
(CALLAHAN ELEMENTARY SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

29-2N-25-3120-0072-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 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	19	COMMON BRK 100								7201	04	23,688		96.7575	196.42	4,652,797	1934	1960		0		0	41.00	59.00	VALUATION BY																						
Roof Structur	09	RIDGE FRME 100								1 SCHOOL - 0% - 0														Heated Area: 22809								HX Base Yr								STANDARD							
Roof Cover	03	COMP SHNGL 100																														Tax Group: 1								Tax Dist:							
Interior Wall	02	WALL BD/WD 50																														BUILDING MARKET VALUE								12,391,814							
Interior Wall	03	PLASTER 50																														TOTAL MARKET OB/XF VALUE								178,875							
Interior Floo	07	CORK/VTILE 100																														TOTAL LAND VALUE - MARKET								1,158,760							
Ceiling	01	FIN.SUSPD 100																														TOTAL MARKET VALUE								13,729,389							
Air Condition	03	CENTRAL 100																														SOH/AGL Deduction								5,632,131							
Heating Type	04	AIR DUCTED 100																														ASSESSED VALUE								8,097,258							
Fixtures	53	100																														TOTAL EXEMPTION VALUE								01 8,097,258							
Frame	03	MASONRY 100																														BASE TAXABLE VALUE								0							
Story Height		14 100																														TOTAL JUST VALUE								13,729,389							
RMS		24 100																														NCON VALUE								0							
Stories	1.	1. 100																														INCOME VALUE															
Units		0 100																														PREVIOUS YEAR MKT VALUE								10,304,497							
BUD8 Adjustme	01	DIST CA 100																																													
Occupancy	00	NONE 100																																													
Quality	03	Quality Level 03																																													
DOR CODE	8300	PUBLIC SCHOOLS																																													
MAP NUM		MKT AREA																07																													
NEIGHBORHOOD/LOC	7001	00																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																											
BAS	22,809	100	22,809	2,643,285																																											
CAN	2,096	30	629	72,893																																											
FOP	40	30	12	1,391																																											
FOP	54	30	16	1,854																																											
FOP	99	30	30	3,477																																											
FOP	270	30	81	9,387																																											
UOP	272	20	54	6,258																																											
UOP	286	20	57	6,606																																											
TOTALS	25,926		23,688	2,745,150																																											
EXTRA FEATURES					45089 THIRD AV, CALLAHAN										BLD DATE 12/29/2017					KK					LGL DATE																						
															XF DATE										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																														
1	0812	CONCRETE C	0	0	0	0	4,724.00	SF	4.00	4.00	100	1970	1970	3	22	4,157																															
2	0803	ASPHALT C	0	0	0	0	25,072.00	SF	2.00	2.00	100	1970	1970	3	50	25,072																															
3	0803	ASPHALT C	0	0	0	0	57,232.00	SF	2.00	2.00	100	1992	1992	3	50	57,232																															
5	0430	CL FNC 6B	0	0	0	0	1,000.00	LF	9.70	9.70	100	1980	1980	3	20	1,940																															
6	0402	CONC BUMPE	0	0	0	0	54.00	UT	25.00	25.00	100	1990	1990	3	70	945																															
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1996	1996	3	42	252																															
8	0424	CL FNC 6'	0	0	0	0	109.00	LF	20.00	20.00	100	1996	1996	3	42	916																															
9	1128	BRICK 12"	0	0	0	0	140.00	SF	14.00	14.00	100	1996	1996	3	92	1,803																															
10	0467	FNC GT 25'	0	0	0	0	2.00	UT	700.00	700.00	100																																				

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ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		19	09	COMMON BRK 100		7201	04	3,292	92.2896	187.35	616,756	1962	1962	0	0	0	40.00	60.00	VALUATION BY					STANDARD															
Roof Structure		09	09	RIDGE FRME 100		2 SCHOOL - 0% - 0														Heated Area: 3154										HX Base Yr									
Roof Cover		03	01	COMP SHNGL 100																Tax Group: 1										Tax Dist:									
Interior Wall		01	01	MINIMUM 100																BUILDING MARKET VALUE										12,391,814									
Interior Floor		07	01	CORK/VTILE 100																TOTAL MARKET OB/XF VALUE										178,875									
Ceiling		01	01	FIN.SUSPD 100																TOTAL LAND VALUE - MARKET										1,158,760									
Air Condition		01	01	NONE 100																TOTAL MARKET VALUE										13,729,389									
Heating Type		03	01	FORCED AIR 100																SOH/AGL Deduction										5,632,131									
Fixtures		15	01	100																ASSESSED VALUE										8,097,258									
Frame		03	03	MASONRY 100																TOTAL EXEMPTION VALUE										01 8,097,258									
Story Height		13	01	100																BASE TAXABLE VALUE										0									
RMS		5	01	100																TOTAL JUST VALUE										13,729,389									
Stories		1.	01	100		NCON VALUE										0																							
Units		0	01	100		INCOME VALUE																																	
BUD8 Adjustme		01	01	DIST CA 100		PREVIOUS YEAR MKT VALUE										10,304,497																							
Occupancy		00	00	NONE 100																																			
Quality		03	03	Quality Level 03																																			
DOR CODE		8300	PUBLIC SCHOOLS																																				
MAP NUM				MKT AREA				07																															
NEIGHBORHOOD/LOC		7001.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		3,154		100		3,154		354,541																															
CAN		320		30		96		10,792																															
FOP		40		30		12		1,349																															
FOP		100		30		30		3,373																															
TOTALS		3,614				3,292		370,054																															
EXTRA FEATURES		45089 THIRD AV, CALLAHAN																																					
BLD DATE		12/29/2017		KK		LGL DATE																																	
XF DATE						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									
12		0463		FENCE GATE		0 0		0 0		5.00		UT		300.00		300.00		100		1995		1995		3		39		585											
13		0424		CL FNC 6'		0 0		0 0		1,465.00		LF		20.00		20.00		100		1998		1998		3		48		14,064											
14		0463		FENCE GATE		0 0		0 0		4.00		UT		300.00		300.00		100		1998		1998		3		48		576											
15		0464		FNC GT 10'		0 0		0 0		12.00		UT		350.00		350.00		100		2001		2001		3		58		2,436											
16		0466		FNC GT 20'		0 0		0 0		5.00		UT		600.00		600.00		100		2001		2001		3		58		1,740											
17		1123		CB 8"		0 0		50 9		450.00		SF		6.15		6.15		100		2001		2001		3		82		2,269											
18		1128		BRICK 12"		0 0		50 9		450.00		SF		14.00		14.00		100		2001		2001		3		95		5,985											
19		1123		CB 8"		0 0		36 9		324.00		SF		6.15		6.15		100		2001		2001		3															

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[illegible]

BUILDING DIMENSIONS									
UOP=[YR=1993] W12 FOP=[YR=1993] W11 BAS=[YR=1993] W39 S27 E50									
N22 W11 N5 \$ S5 E11 N5 \$ S5 E12 N5 \$.									

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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ELEMENT	CD	COMMON BRK 100		WOOD TRUSS 100		COMP SHNGL 100		DRYWALL 100		CORK/VTILE 100		FIN.SUSPD 100		NONE 100		FORCED AIR 100		16 100		MASONRY 100		10 100		5 100		1. 100		0 100		DIST CA 100		NONE 100		03 Quality Level 03		8300PUBLIC SCHOOLS		MAP NUM		MKT AREA		07		7001.00		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		3,350		100		3,350		396,525		UOP		1,072		20		214		25,330		TOTALS		4,422		3,564		421,856		BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE				AG DATE				BLD DATE		12/29/2017		KK		LGL DATE				XF DATE				LAND DATE				INC DATE			

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 7 of 10									
ELEMENT	CD	COMMON BRK 100		WOOD TRUSS 100		7 SCHOOL - 0% - 0		Heated Area: 7574		HX Base Yr		VALUATION BY		STANDARD															
Exterior Wall	19	04		7,903		85.5000		173.56		1,371,645		1950		1970															
Roof Structur	04	03		SHNGL 100		MINIMUM 50		DRYWALL 50		CORK/VTILE 100		FIN.SUSPD 100		CENTRAL 100															
Roof Cover	03	01		AIR DUCTED 100		6 100		MASONRY 100		10 100		9 100		1. 1. 100															
Interior Wall	01	05		01		03		04		03		01		00															
Interior Wall	05	07		01		03		04		03		01		00															
Interior Floo	07	01		03		04		03		01		00		00															
Ceiling	01	03		04		03		01		00		00		00															
Air Condition	03	04		03		01		00		00		00		00															
Heating Type	04	03		01		00		00		00		00		00															
Fixtures	03	01		00		00		00		00		00		00															
Frame	03	01		00		00		00		00		00		00															
Story Height		10 100		9 100		1. 1. 100		0 100		01 DIST CA 100		00 NONE 100		00															
RMS		10 100		9 100		1. 1. 100		0 100		01 DIST CA 100		00 NONE 100		00															
Stories	1.	1. 100		0 100		01 DIST CA 100		00 NONE 100		00		00		00															
Units		01		00		00		00		00		00		00															
BUD8 Adjustme	01	00		00		00		00		00		00		00															
Occupancy	00	00		00		00		00		00		00		00															
Quality	03	Quality Level 03		8300PUBLIC SCHOOLS		MAP NUM		MKT AREA		07		NEIGHBORHOOD/LOC		7001.00															
DOR CODE	8300	PUBLIC SCHOOLS		MAP NUM		MKT AREA		07		NEIGHBORHOOD/LOC		7001.00		07															
MAP NUM		MKT AREA		07		NEIGHBORHOOD/LOC		7001.00		07		07		07															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE		BAS		7,574		100		7,574		841,308															
UOP	1,647	20	329	36,545		TOTALS		9,221		7,903		877,853		45089 THIRD AV, CALLAHAN															
EXTRA FEATURES										BLD DATE 12/29/2017 KK LGL 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										XF DATE INC DATE LAND DATE AG DATE																			
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 12/29/2017 BY KK										Total Acres: 0.00 Total Land Value: 1,158,700 Market: 0 Agricultural: 0 Common: 1,158,700 PRINTED 08/02/2023 BY SYS																			

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ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY											
Exterior Wall	20	FACE BRICK 100								7201	04	15,205	123.0144	249.72	3,796,993	2001	2001	0	0	0	15.75	84.25	VALUATION BY					STANDARD						
Roof Structure	09	RIDGE FRME 100								8 SCHOOL - 0% - 0												Tax Group: 1					Tax Dist:							
Roof Cover	04	BUILT-UP 100								Heated Area: 13796												BUILDING MARKET VALUE					12,391,814							
Interior Wall	01	MINIMUM 70								HX Base Yr												TOTAL MARKET OB/XF VALUE					178,875							
Interior Wall	05	DRYWALL 30																				TOTAL LAND VALUE - MARKET					1,158,760							
Interior Floor	07	CORK/VTILE 90																				TOTAL MARKET VALUE					13,729,389							
Interior Floor	15	HARDTILE 10																				SOH/AGL Deduction					5,632,131							
Ceiling	01	FIN.SUSPD 100																				ASSESSED VALUE					8,097,258							
Air Condition	03	CENTRAL 100																				TOTAL EXEMPTION VALUE					01 8,097,258							
Heating Type	04	AIR DUCTED 100																				BASE TAXABLE VALUE					0							
Fixtures	04	42 100																				TOTAL JUST VALUE					13,729,389							
Frame	03																																	

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