BLOCK 2 LOT 4 5
PT OR 1952/166
LAKESIDE PARK SUB PB0/36

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0002-0040

BUILDING CHARACTERISTICS

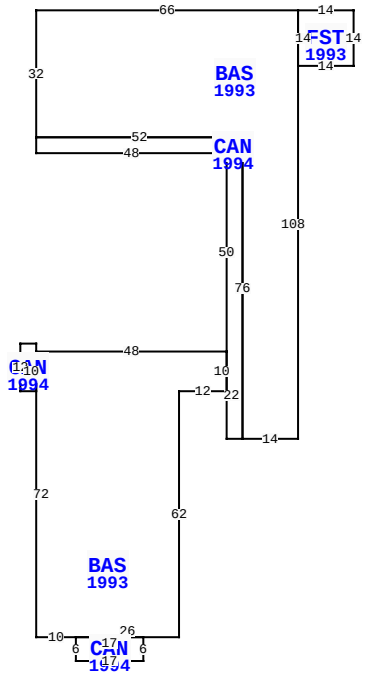
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,712	100	2,712	280,488
BAS	3,176	100	3,176	328,478
CAN	48	30	14	1,448
CAN	102	30	31	3,206
CAN	496	30	149	15,410
FST	196	50	98	10,135
TOTALS	6,730		6,180	639,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	6,180	88.7638	149.35	922,983	1965	1965	0	0	0	30.75	69.25

1 CHURCH – 0% - 0 Heated Area: 5888 HX Base Yr



45021 THIRD AV, CALLAHAN

BLD DATE	11/01/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		704,456
TOTAL MARKET OB/XF VALUE		37,562
TOTAL LAND VALUE - MARKET		133,000
TOTAL MARKET VALUE		875,018
SOH/AGL Deduction		339,386
ASSESSED VALUE		535,632
TOTAL EXEMPTION VALUE	01	535,632
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		875,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2399	XFOB	2,500	09/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1952/0166	12/08/2014	TD	U	I	17	350,000

GRANTOR: ANCHOR CHURCH OF GOD
GRANTEE: SCHOOL BOARD OF NAS

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W14 BAS=[YR=1993] W66 S32 CAN=[YR=1994] S4 E48S50 BAS=[YR=1993] W48 CAN=[YR=1994] N2 W4 S12 E4 N10$ S72 E10CAN=[YR=1994] S6 E17 N6 W17$E26 N62 E12 N10$ S22 E4 N76 W52$ E52 S76 E14 N108$ S14 E14 N14$.

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
1	0812	CONCRETE C	0	0	0	0	13,092.00	SF	4.00	4.00	100	1985	1985	3	49.5	25,922	
2	0812	CONCRETE C	0	0	0	0	6,072.00	SF	4.00	4.00	100	1975	1975	3	27	6,558	
3	0811	CONCRETE B	0	0	0	0	588.00	SF	5.20	5.20	100	1985	1985	3	49.5	1,514	
4	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1985	1985	3	100	300	
5	0424	CL FNC 6'	0	0	0	0	69.00	LF	20.00	20.00	100	1985	1985	3	23	317	
6	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1985	1985	3	23	207	
7	0422	CL FNC 4'	0	0	0	0	413.00	LF	15.00	15.00	100	1973	1973	3	20	1,239	
8	0811	CONCRETE B	0	0	0	0	790.00	SF	5.20	5.20	100	1973	1973	3	25	1,027	
9	0810	CONCRETE A	0	0	0	0	294.00	SF	6.50	6.50	100	1973	1973	3	25	478	

LAND DESCRIPTION

TOTAL OB/XF 37,562

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	008600	C	COUNTY	0			97.00	168.00	97.50	FF		1.00	1.00	1.00	500.00	500.00	48,750							
2	008600	C	COUNTY	0			168.00	97.00	168.50	FF		1.00	1.00	1.00	500.00	500.00	84,250							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 133,000 Market: 0 Agricultural: 0 Common: 133,000 PRINTED 08/02/2023 BY SYS

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FERNANDINA BEACH, FL 32034

2023

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BUILDING CHARACTERISTICS

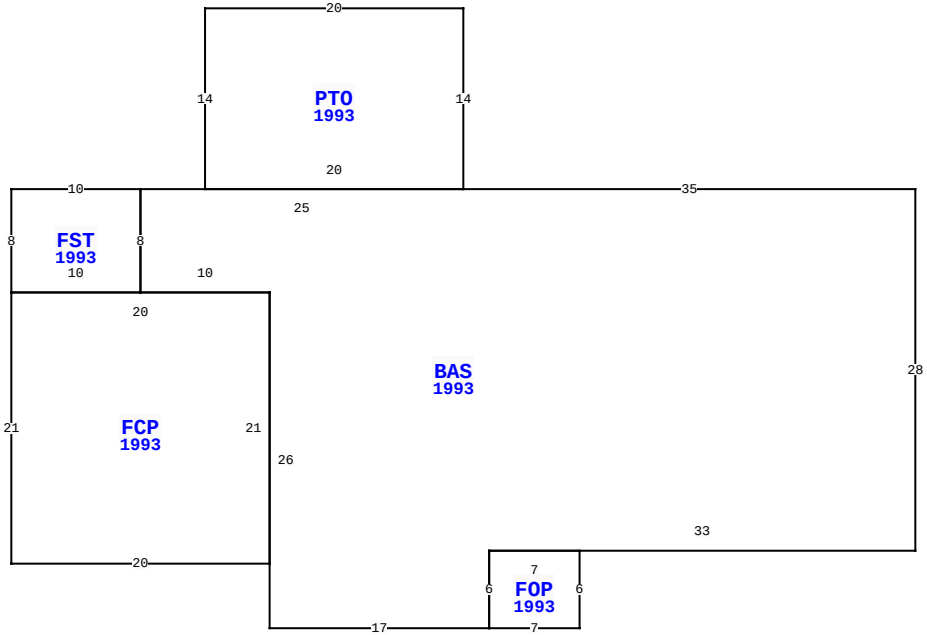
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8600	COUNTY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,582	100	1,582	58,753
FCP	420	25	105	3,900
FOP	42	30	13	483
FST	80	55	44	1,634
PTO	280	5	14	520
TOTALS	2,404		1,758	65,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9600	01	1,758	126.0000	56.70	99,679	1973	1973	0	0	0	34.50	65.50

2 RES EXEMPT – 0% - 0 Heated Area: 1582 HX Base Yr



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45021 THIRD AV, CALLAHAN

NASSAU COUNTY PROPERTY

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1952/0166	12/08/2014	TD	U	I	17	350,000

GRANTOR: ANCHOR CHURCH OF GOD
GRANTEE: SCHOOL BOARD OF NAS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 PTO=[YR=1993] N14 W20 S14 E20$
W25FST=[YR=1993] W10S8 FCP=[YR=1993] S21 E20 N21 W20$ E10 N8$
S8 E10 S26 E17 FOP=[YR=1993] E7 N6 W7 S6$ N6 E33 N28$.

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 133,000 Market: 0 Agricultural: 0 Common: 133,000 PRINTED 08/02/2023 BY SYS