BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

BUILDING CHARACTERISTICS

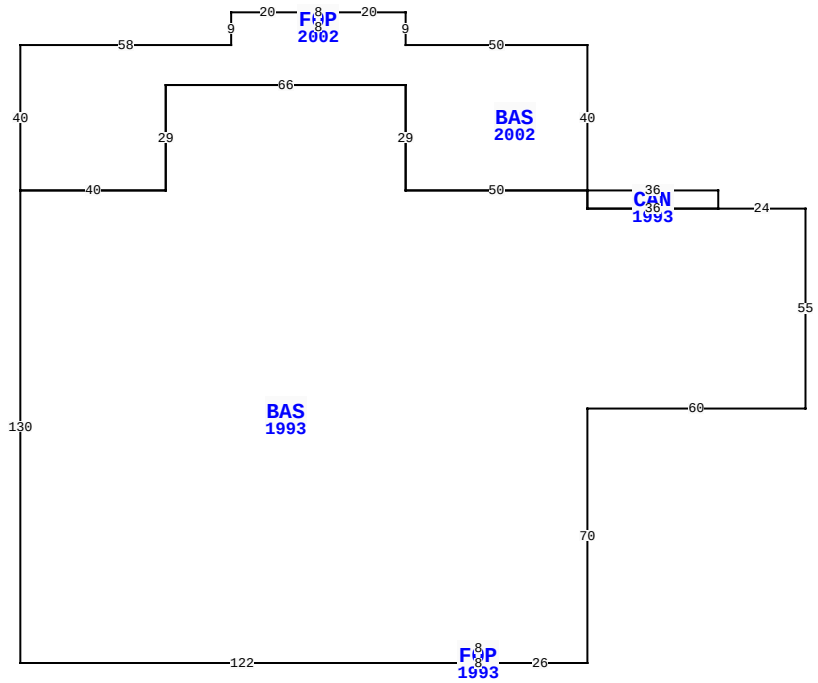
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		32 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		48 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	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	25,462	100	25,462	2,944,966
BAS	4,726	100	4,726	546,615
CAN	180	30	54	6,246
FOP	32	30	10	1,157
FOP	32	30	10	1,157
TOTALS	30,432		30,262	3,500,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	30,262	83.7900	170.09	5,147,264	1968	1978	0	0	0	32.00	68.00

1 SCHOOL – 0% - 0 Heated Area: 30188 HX Base Yr



1 WARRIOR DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 19 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,240,619
TOTAL MARKET OB/XF VALUE		649,552
TOTAL LAND VALUE - MARKET		1,178,300
TOTAL MARKET VALUE		23,068,471
SOH/AGL Deduction		8,649,527
ASSESSED VALUE		14,418,944
TOTAL EXEMPTION VALUE	01	14,418,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,068,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 CAN=[YR=1993] N5 W36 S5 E36$ W36 N5
BAS=[YR=2002] N40 W50 N9 W20 FOP=[YR=2002] W8 S4 E8 N4$ S4 W8 N4 W20 S9 W58 S40 E40 N29 E66 S29 E50$ W50 N29 W66 S29 W40 S130 E122 FOP=[YR=1993] E8 N4 W8 S4$ N4 E8 S4 E26 N70 E60 N55$.

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	0351	CARPORT MT	0	0	8	653	5,224.00	SF	10.00	10.00	100	1990	1990	3	20	10,448	
2	0812	CONCRETE C	0	0	0	0	27,000.00	SF	4.00	4.00	100	1985	1985	3	49.5	53,460	
3	0803	ASPHALT C	0	0	0	0	170,967.00	SF	2.00	2.00	100	1987	1987	3	50	170,967	
4	1127	BRICK 8"	0	0	8	148	1,184.00	SF	11.00	11.00	100	1968	1968	3	54	7,033	
6	0463	FENCE GATE	0	0	0	0	14.00	UT	300.00	300.00	100	1980	1980	3	20	840	
7	0511	GARAGE CB-	0	0	18	24	432.00	SF	40.00	40.00	100	1980	1980	3	35	6,048	
8	0511	GARAGE CB-	0	0	20	24	480.00	SF	40.00	40.00	100	1985	1985	3	49.5	9,504	
9	0511	GARAGE CB-	0	0	20	24	480.00	SF	40.00	40.00	100	1980	1980	3	35	6,720	
10	0511	GARAGE CB-	0	0	16	12	192.00	SF	40.00	40.00	100	1970	1970	3	22	1,690	
11	0511	GARAGE CB-	0	0	7	32	224.00	SF	40.00	40.00	100	1980	1980	3	35	3,136	

LAND DESCRIPTION

TOTAL OB/XF 269,846

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			0.00	0.00	1,178,300.00	SF		1.00	1.00	1.00	1.00	1.00	1,178,300							

REVIEW DATE 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

BUILDING CHARACTERISTICS

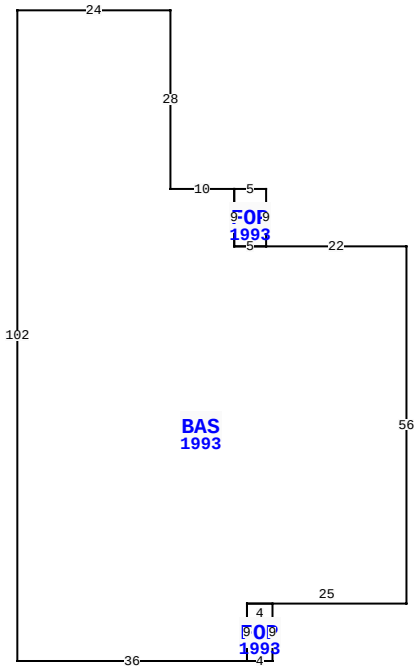
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		32 100
Frame	03	MASONRY 100
Common Wall		60 100
Story Height		14 100
RMS		6 100
Stories	0	0 100
Units		0 100
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	4,718	100	4,718	460,036
FOP	36	30	11	1,073
FOP	45	30	14	1,365
TOTALS	4,799		4,743	462,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,743	73.8990	150.01	711,497	1972	1972	0	0	0	35.00	65.00

2 SCHOOL – 0% - 0 Heated Area: 4718 HX Base Yr



1 WARRIOR DR, CALLAHAN

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

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	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	2,530	
13	0421	CL FNC 3'	0	0	0	0	250.00	LF	4.00	4.00	100	1980	1980	3	20	200	
14	0424	CL FNC 6'	0	0	0	0	1,330.00	LF	20.00	20.00	100	1980	1980	3	20	5,320	
15	0430	CL FNC 6B	0	0	0	0	760.00	LF	9.70	9.70	100	1980	1980	3	20	1,474	
16	0967	SPORTS FLR	0	0	107	110	11,770.00	SF	5.75	5.75	100	1989	1989	3	20	13,536	
17	0991	TENNIS CRT	0	0	0	0	3.00	UT	18,000.00	18,000.00	100	1995	1995	3	72	38,880	
18	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	1995	1995	3	40	6,072	
19	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	1995	1995	3	40	1,200	
20	0425	CL FNC 8'	0	0	0	0	150.00	LF	10.65	10.65	100	1995	1995	3	39	623	
21	0424	CL FNC 6'	0	0	0	0	1,629.00	LF	20.00	20.00	100	1995	1995	3	39	12,706	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,240,619
TOTAL MARKET OB/XF VALUE		649,552
TOTAL LAND VALUE - MARKET		1,178,300
TOTAL MARKET VALUE		23,068,471
SOH/AGL Deduction		8,649,527
ASSESSED VALUE		14,418,944
TOTAL EXEMPTION VALUE	01	14,418,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,068,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FOP=[YR=1993] N9 W5 S9 E5 $ W5 N9 W10 N28 W24 S102 E36 FOP=[YR=1993] E4 N9 W4 S9 $ N9 E25 N56 $.

LAND DESCRIPTION

TOTAL OB/XF 82,541

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 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

BUILDING CHARACTERISTICS

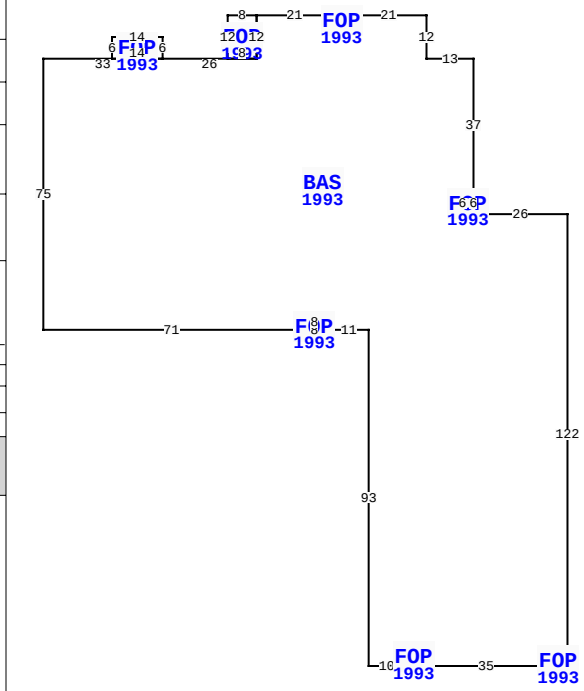
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		31 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		28 100
Stories	1.5	1.5 100
Units		0 100
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	15,347	100	15,347	1,950,519
FOP	15	30	4	508
FOP	15	30	4	508
FOP	16	30	5	636
FOP	18	30	5	636
FOP	25	30	8	1,017
FOP	84	30	25	3,177
FOP	96	30	29	3,686
TOTALS	15,616		15,427	1,960,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	15,427	96.3200	195.53	3,016,441	1972	1972	0	0	0	35.00	65.00

3 SCHOOL – 0% - 0 Heated Area: 15347 HX Base Yr



1 WARRIOR DR, CALLAHAN

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

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
23	0511	GARAGE CB-	0	0	12	30	360.00	SF	40.00	40.00	100	1995	1995	3	72	10,368	
24	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1995	1995	3	20	864	
25	0511	GARAGE CB-	0	0	41	22	902.00	SF	40.00	40.00	100	1995	1995	3	72	25,978	
27	0511	GARAGE CB-	0	0	16	24	384.00	SF	40.00	40.00	100	1995	1995	3	72	11,059	
28	0681	POLE SHED	0	0	10	20	200.00	SF	15.00	15.00	100	1995	1995	3	24	720	
29	0681	POLE SHED	0	0	10	20	200.00	SF	15.00	15.00	100	1995	1995	3	24	720	
30	0754	FOP	0	0	0	0	3,928.00	SF	15.00	15.00	100	1995	1995	3	20	11,784	
31	0402	CONC BUMPE	0	0	0	0	23.00	UT	25.00	25.00	100	1995	1995	3	79	454	
32	0505	FLAGPOLE A	0	0	0	0	36.00	LF	50.00	50.00	100	1995	1995	3	20	360	
33	0803	ASPHALT C	0	0	0	0	57,227.00	SF	2.00	2.00	100	1995	1995	3	50	57,227	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,240,619
TOTAL MARKET OB/XF VALUE		649,552
TOTAL LAND VALUE - MARKET		1,178,300
TOTAL MARKET VALUE		23,068,471
SOH/AGL Deduction		8,649,527
ASSESSED VALUE		14,418,944
TOTAL EXEMPTION VALUE	01	14,418,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,068,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=1993] N6 W3 S6 E3$ W3 N6 E3 N37 W13 N12 W21 FOP=[YR=1993] W5 S3 E5 N3$ S3 W5 N3 W21 FOP=[YR=1993] W08 S12 E8 N12$ S12 W26 FOP=[YR=1993] N6 W14 S6 E14$ W33 S75 E71 FOP=[YR=1993] E8 N2 W8 S2$ N2 E8 S2 E11 S93 E10 FOP=[YR=1993] E5 N5 W5 S5$ N5 E5 S5 E35 FOP=[YR=1993] E5 N3 W5 S3$ N3 E5 N122$.

LAND DESCRIPTION

TOTAL OB/XF 119,534

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 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

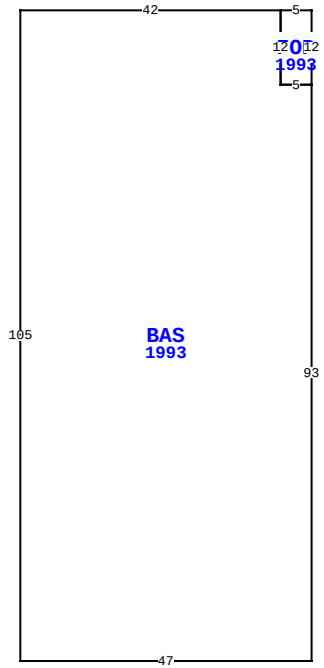
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Common Wall		30 100
Story Height		17 100
RMS		2 100
Stories	0	0 100
Units		0 100
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	4,875	100	4,875	556,633
FOP	60	30	18	2,056
TOTALS	4,935		4,893	558,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,893	81.5184	165.48	809,694	1968	1980	0	0	0	31.00	69.00

4 SCHOOL – 0% - 0 Heated Area: 4875 HX Base Yr



1 WARRIOR DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,240,619
TOTAL MARKET OB/XF VALUE		649,552
TOTAL LAND VALUE - MARKET		1,178,300
TOTAL MARKET VALUE		23,068,471
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TOTAL EXEMPTION VALUE	01	14,418,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,068,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W5 BAS=[YR=1993] W42 S105 E47 N93 W5 N12$ S12 E5 N12$.

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
36	0972	ST LGHT UN	0	0	0	0	12.00	UT	2,530.00	2,530.00	100	1991	1991	3	30	9,108	
37	0975	ST LT/ARM	0	0	0	0	12.00	UT	500.00	500.00	100	1991	1991	3	30	1,800	
38	0430	CL FNC 6B	0	0	0	0	3,220.00	LF	9.70	9.70	100	1995	1995	3	39	12,181	
39	0463	FENCE GATE	0	0	0	0	9.00	UT	330.00	330.00	100	1997	1997	3	45	1,337	
40	0464	FNC GT 10'	0	0	0	0	18.00	UT	385.00	385.00	100	1997	1997	3	45	3,119	
41	0427	CL FNC 10'	0	0	0	0	1,221.00	LF	16.21	16.21	100	1990	1990	3	28	5,543	
42	0505	FLAGPOLE A	0	0	0	0	40.00	LF	50.00	50.00	100	1997	1997	3	20	400	
43	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2001	2001	3	100	500	
44	0400	CONC CURB	0	0	0	0	170.00	LF	15.00	15.00	100	2001	2001	3	86	2,193	
46	0998	T-CRT LGHT	0	0	0	0	2.00	UT	4,000.00	4,000.00	100	1997	1997	3	20	1,600	

TOTAL OB/XF 37,781

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

REVIEW DATE 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

BUILDING CHARACTERISTICS

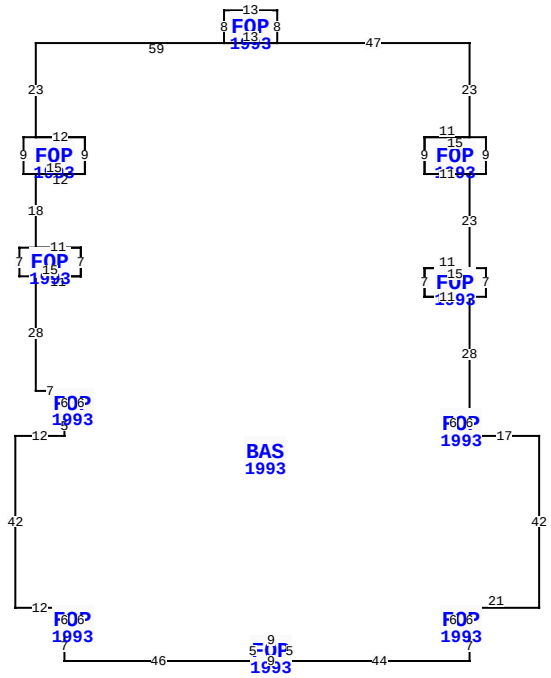
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		29 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		16 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	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	16,260	100	16,260	2,191,035
FOP	24	30	7	944
FOP	24	30	7	944
FOP	24	30	7	944
FOP	24	30	7	944
FOP	45	30	14	1,887
FOP	104	30	31	4,178
FOP	105	30	32	4,312
FOP	105	30	32	4,312
FOP	135	30	40	5,390
TOTALS	16,985		16,477	2,220,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	16,477	94.8300	192.50	3,171,822	1975	1982	0	0	0	30.00	70.00

5 SCHOOL – 0% - 0 Heated Area: 16260 HX Base Yr



** This building has 11 Sub-Areas

1 WARRIOR DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,240,619
TOTAL MARKET OB/XF VALUE		649,552
TOTAL LAND VALUE - MARKET		1,178,300
TOTAL MARKET VALUE		23,068,471
SOH/AGL Deduction		8,649,527
ASSESSED VALUE		14,418,944
TOTAL EXEMPTION VALUE	01	14,418,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,068,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 FOP=[YR=1993] N8 W13 S8 E13 $ W59 S23 FOP=[YR=1993] W3 S9 E15 N9 W12 $ E12 S9 W12 S18 FOP=[YR=1993] W4 S7 E15 N7 W11 $ E11 S7 W11 S28 E7 FOP=[YR=1993] E4 S6 W4 N6 $ E4 S6 W4 S5 W12 S42 E12 FOP=[YR=1993] E4 S6 W4 N6 $E4 S6 W4 S7 E46 FOP=[YR=1993] E9 N5 W9 S5 $ N5 E9 S5 E44 N7 FOP=[YR=1993] N6 W4 S6 E4 $ W4 N6 E21 N42 W17 FOP=[YR=1993] W4 N6 E4 S6 $ W4 N6 E4 N28 FOP=[YR=1993] E4 N7 W15 S7 E11 $ W11 N7 E11 N23 FOP=[YR=1993] E4 N9 W15 S9 E11 $ W11 N9 E11 N23 $.

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
47	9001	CONTANR 40	0	0	0	0	2.00	UT	1,400.00	1,400.00	100	1990	1990	3	100	2,800	
48	0940	SHEDS/PORT	0	0	20	12	240.00	SF	18.30	18.30	100	1990	1990	3	20	878	
49	0940	SHEDS/PORT	0	0	16	8	128.00	SF	30.00	30.00	100	1990	1990	3	20	768	
50	0350	CARPORT WD	0	0	16	8	128.00	SF	13.00	13.00	100	1990	1990	3	20	333	
51	0511	GARAGE CB-	0	0	28	16	448.00	SF	40.00	40.00	100	1980	1980	3	35	6,272	
52	0350	CARPORT WD	0	0	28	8	224.00	SF	13.00	13.00	100	1980	1980	3	20	582	
53	1123	CB 8"	0	0	112	2	224.00	SF	6.15	6.15	100	2001	2001	3	82	1,130	
54	1127	BRICK 8"	0	0	34	9	306.00	SF	11.00	11.00	100	2001	2001	3	95	3,198	
55	1123	CB 8"	0	0	34	9	306.00	SF	6.15	6.15	100	2001	2001	3	82	1,543	
56	1126	CB/STC 8"	0	0	206	3	618.00	SF	8.00	8.00	100	2003	2003	3	84	4,153	

TOTAL OB/XF 21,657

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

REVIEW DATE 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

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	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

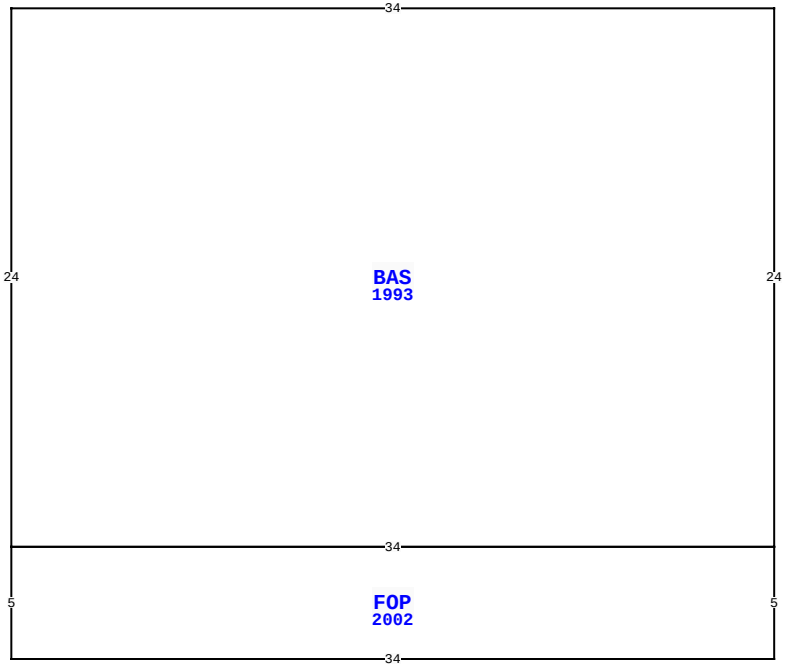
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	91,990
FOP	170	30	51	5,749
TOTALS	986		867	97,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	867	68.9850	140.04	121,415	1973	1973	0	0	0	19.50	80.50

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



1 WARRIOR DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,240,619
TOTAL MARKET OB/XF VALUE		649,552
TOTAL LAND VALUE - MARKET		1,178,300
TOTAL MARKET VALUE		23,068,471
SOH/AGL Deduction		8,649,527
ASSESSED VALUE		14,418,944
TOTAL EXEMPTION VALUE	01	14,418,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,068,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 FOP=[YR=2002] S5 E34 N5 W34$ E34 N24$.

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
57	1242	WD DECK A	0	0	15	8	120.00	SF	15.00	15.00	100	2003	2003	3	22	396	
58	0511	GARAGE CB-	0	0	24	16	384.00	SF	80.00	80.00	100	2003	2003	3	84	25,805	
59	0819	CONC 12"	0	0	52	7	364.00	SF	4.75	4.75	100	2003	2003	3	84	1,452	
60	0964	HALON SYST	0	0	16	4	64.00	SF	50.00	50.00	100	2001	2001	3	82	2,624	
61	0966	FIRE SPRNK	0	0	0	0	26,860.00	SF	3.00	3.00	100	2001	2001	3	82	66,076	
62	6002	EL ROLL DR	0	0	0	0	4.00	UT	900.00	900.00	100	2001	2001	3	20	720	
63	6002	EL ROLL DR	0	0	0	0	4.00	UT	1,800.00	1,800.00	100	2001	2001	3	20	1,440	
64	0383	FREEZER	0	0	16	14	224.00	SF	105.00	105.00	100	2001	2001	3	50	11,760	
65	0381	COOLER	0	0	16	12	192.00	SF	82.50	82.50	100	2001	2001	3	50	7,920	

LAND DESCRIPTION

TOTAL OB/XF 118,193

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 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

BUILDING CHARACTERISTICS

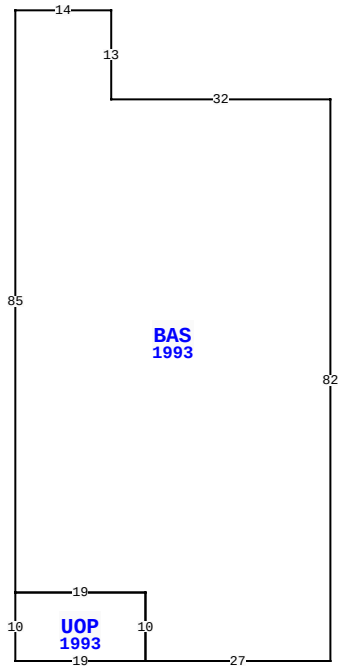
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		5 100
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 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,764	100	3,764	459,086
UOP	190	20	38	4,635
TOTALS	3,954		3,802	463,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	3,802	90.3516	183.41	697,325	1975	1975	0	0	0	33.50	66.50

11 SCHOOL – 0% - 0 Heated Area: 3764 HX Base Yr



1 WARRIOR DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,240,619
TOTAL MARKET OB/XF VALUE		649,552
TOTAL LAND VALUE - MARKET		1,178,300
TOTAL MARKET VALUE		23,068,471
SOH/AGL Deduction		8,649,527
ASSESSED VALUE		14,418,944
TOTAL EXEMPTION VALUE	01	14,418,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,068,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 N13 W14 S85 UOP=[YR=1993] S10 E19 N10 W19 $ E19 S10 E27 N82 $.

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 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

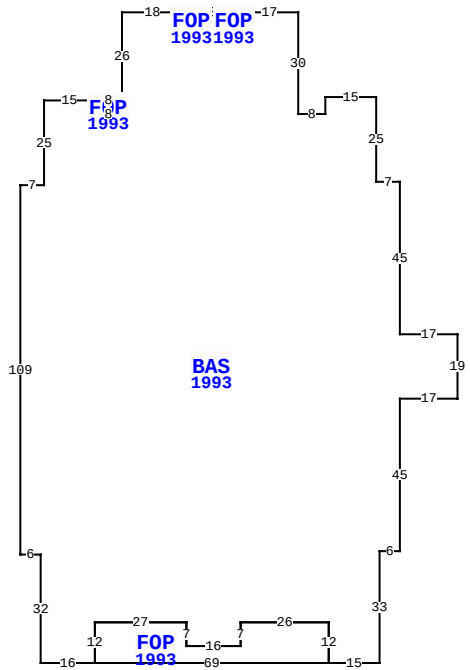
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	04	NONE 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		44 100
Frame	05	STEEL 100
Story Height		36 100
RMS		12 100
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 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	18,724	100	18,724	3,923,173
FOP	20	30	6	1,257
FOP	25	30	8	1,677
FOP	32	30	10	2,095
FOP	716	30	215	45,048
TOTALS	19,517		18,963	3,973,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	18,963	140.4300	285.07	5,405,782	1989	1989	0	0	0	26.50	73.50

12 SCHOOL – 0% - 0 Heated Area: 18724 HX Base Yr



1 WARRIOR DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,240,619
TOTAL MARKET OB/XF VALUE		649,552
TOTAL LAND VALUE - MARKET		1,178,300
TOTAL MARKET VALUE		23,068,471
SOH/AGL Deduction		8,649,527
ASSESSED VALUE		14,418,944
TOTAL EXEMPTION VALUE	01	14,418,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,068,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 N45 W7 N25 W15 S5 W8 N30 W17 FOP=[YR=1993] W4 S5 E4 N5 $ S5 W4 N5 W8 FOP=[YR=1993] W5 S5 E5 N5 $ S5 W5 N5 W18 S26 FOP=[YR=1993] W8 S4 E8 N4 $ S4 W8 N4 W15 S25 W7 S109 E6 S32 E16 FOP=[YR=1993] E69 N12 W26 S7 W16 N7 W27 S12 $ N12 E27 S7 E16 N7 E26 S12 E15 N33 E6 N45 E17 N19 $.

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 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

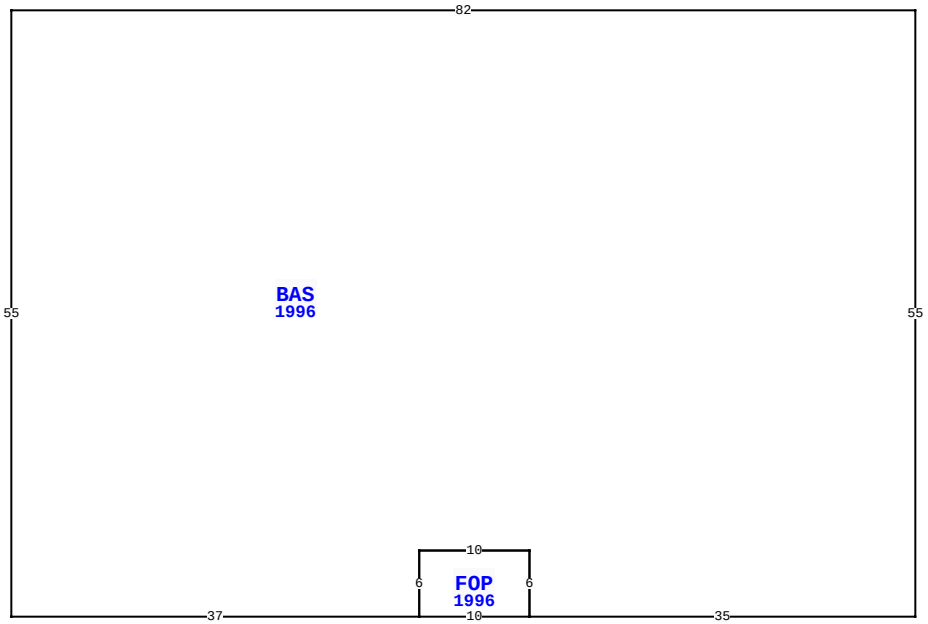
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,450	100	4,450	631,659
FOP	60	30	18	2,555
TOTALS	4,510		4,468	634,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,468	91.4022	185.55	829,037	1994	1994	0	0	0	23.50	76.50

13 SCHOOL – 0% - 0 Heated Area: 4450 HX Base Yr



1 WARRIOR DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,240,619
TOTAL MARKET OB/XF VALUE		649,552
TOTAL LAND VALUE - MARKET		1,178,300
TOTAL MARKET VALUE		23,068,471
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TOTAL EXEMPTION VALUE	01	14,418,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,068,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W82 S55 E37 FOP=[YR=1996] E10 N6 W10 S6 $ N6 E10 S6 E35 N55 $.

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 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

BUILDING CHARACTERISTICS

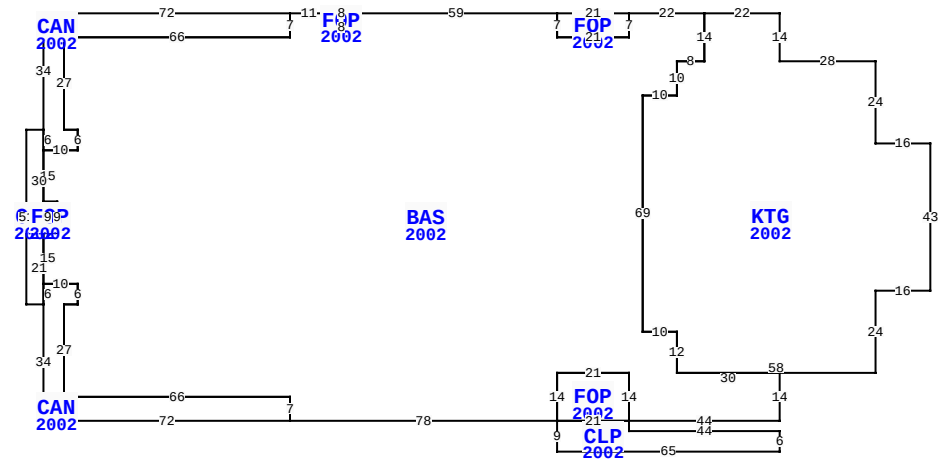
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	07	CORK/VTILE 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		58 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	19,896	100	19,896	4,376,407
CAN	726	30	218	47,952
CAN	726	30	218	47,952
CLP	255	30	76	16,718
CLP	453	30	136	29,915
FOP	32	30	10	2,200
FOP	36	30	11	2,419
FOP	147	30	44	9,679
FOP	294	30	88	19,357
KTG	6,964	125	8,705	1,914,788
TOTALS	29,529		29,402	6,467,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	29,402	121.0680	245.77	7,226,130	2001	2001	0	0	0	10.50	89.50

14 SCHOOL – 0% - 0 Heated Area: 26860 HX Base Yr



1 WARRIOR DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,240,619
TOTAL MARKET OB/XF VALUE		649,552
TOTAL LAND VALUE - MARKET		1,178,300
TOTAL MARKET VALUE		23,068,471
SOH/AGL Deduction		8,649,527
ASSESSED VALUE		14,418,944
TOTAL EXEMPTION VALUE	01	14,418,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,068,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

KTG=[YR=2002] W16 N24 W28 N14 W22 BAS=[YR=2002] W22 FOP=[YR=2002] W21 S7 E21 N7$ S7 W21 N7 W59 FOP=[YR=2002] W8 S4 E8 N4$ S4 W8 N4 W11 CAN=[YR=2002] W72 S34 CLP=[YR=2002] W5 S51 E5 CAN=[YR=2002] S34 E72 N7 W66 N27 E4 N6 W10 S6$ N21 FOP=[YR=2002] E4 N9 W4 S9$ N30$ S6 E10 N6 W4 N27 E66 N7$ S7 W66 S27 E4 S6 W10 S15 E4 S9 W4 S15 E10 S6 W4 S27 E66 S7 E78 CLP=[YR=2002] S9 E65 N6 W44 N3 FOP=[YR=2002] N14 W21 S14 E21$ W21$ N14 E21 S14 E44 N14 W30 N12 W10 N69 E10 N10 E8 N14 $ S14 W8 S10 W10 S69 E10 S12 E58 N24 E16 N43$.

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 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

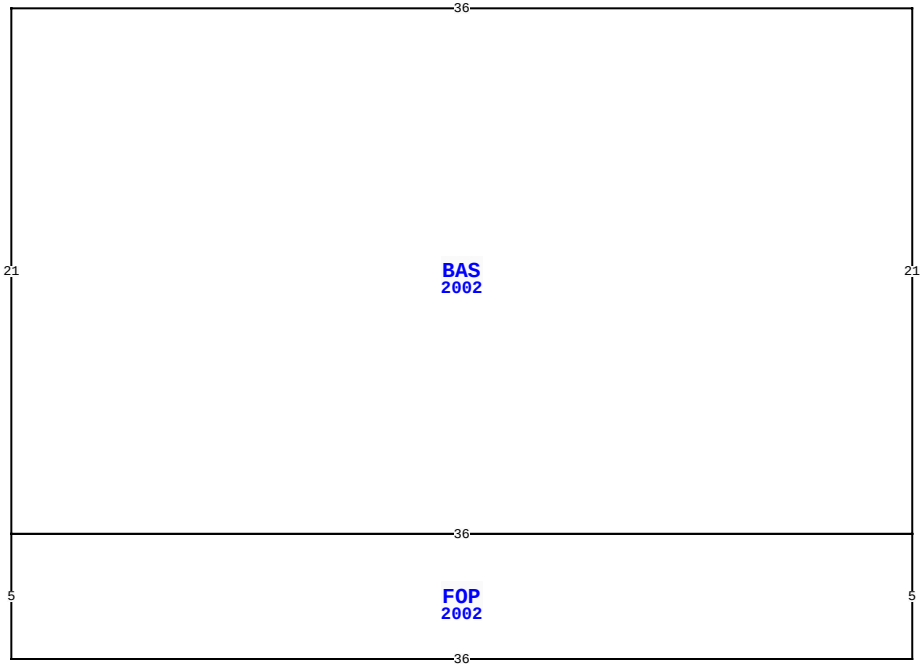
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	0	0 100
Units		0 100
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	756	100	756	89,725
FOP	180	30	54	6,409
TOTALS	936		810	96,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	810	68.9850	140.04	113,432	1990	1990	0	0	0	15.25	84.75

15 SCHOOL – 0% - 0 Heated Area: 756 HX Base Yr



1 WARRIOR DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,240,619
TOTAL MARKET OB/XF VALUE		649,552
TOTAL LAND VALUE - MARKET		1,178,300
TOTAL MARKET VALUE		23,068,471
SOH/AGL Deduction		8,649,527
ASSESSED VALUE		14,418,944
TOTAL EXEMPTION VALUE	01	14,418,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,068,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W36 S21 FOP=[YR=2002] S5 E36 N5 W36$ E36 N21$.

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 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
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NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

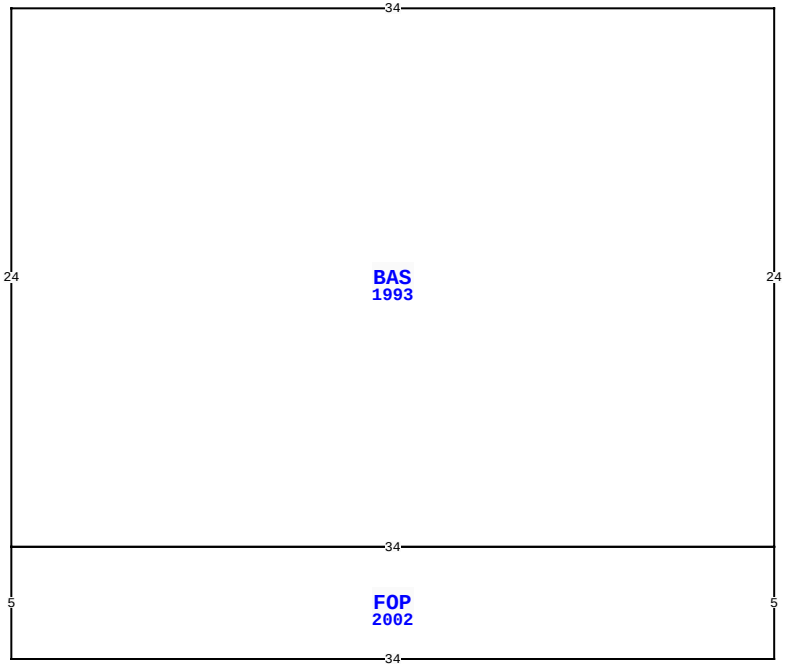
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
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 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	96,846
FOP	170	30	51	6,053
TOTALS	986		867	102,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	867	68.9850	140.04	121,415	1990	1990	0	0	0	15.25	84.75

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



1 WARRIOR DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
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TOTAL MARKET OB/XF VALUE		649,552
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TOTAL MARKET VALUE		23,068,471
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TOTAL EXEMPTION VALUE	01	14,418,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,068,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 FOP=[YR=2002] S5 E34 N5 W34$ E34 N24$.

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 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY SCHOOL BOARD/
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FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

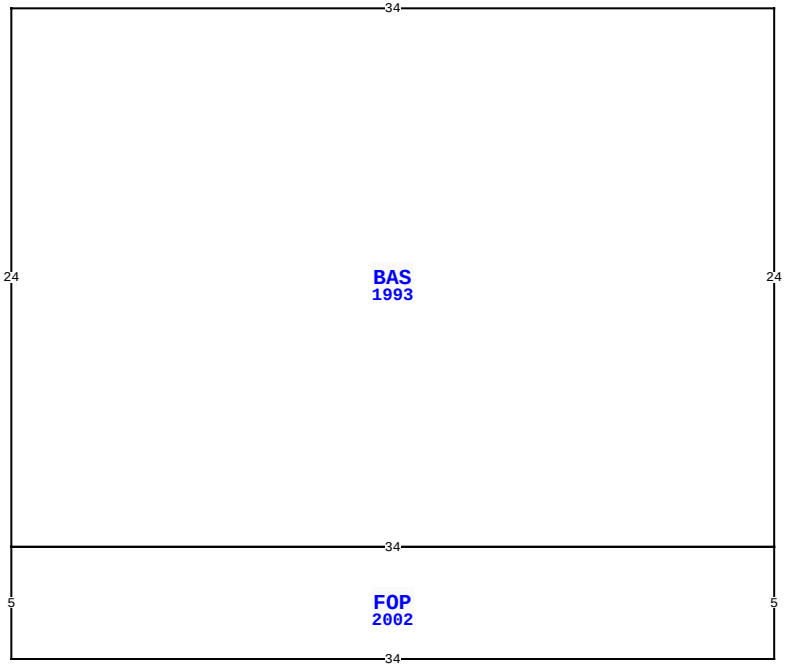
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
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 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	91,990
FOP	170	30	51	5,749
TOTALS	986		867	97,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	867	68.9850	140.04	121,415	1973	1973	0	0	0	19.50	80.50

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



1 WARRIOR DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,240,619
TOTAL MARKET OB/XF VALUE		649,552
TOTAL LAND VALUE - MARKET		1,178,300
TOTAL MARKET VALUE		23,068,471
SOH/AGL Deduction		8,649,527
ASSESSED VALUE		14,418,944
TOTAL EXEMPTION VALUE	01	14,418,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,068,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 FOP=[YR=2002] S5 E34 N5 W34$ E34 N24$.

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 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
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ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

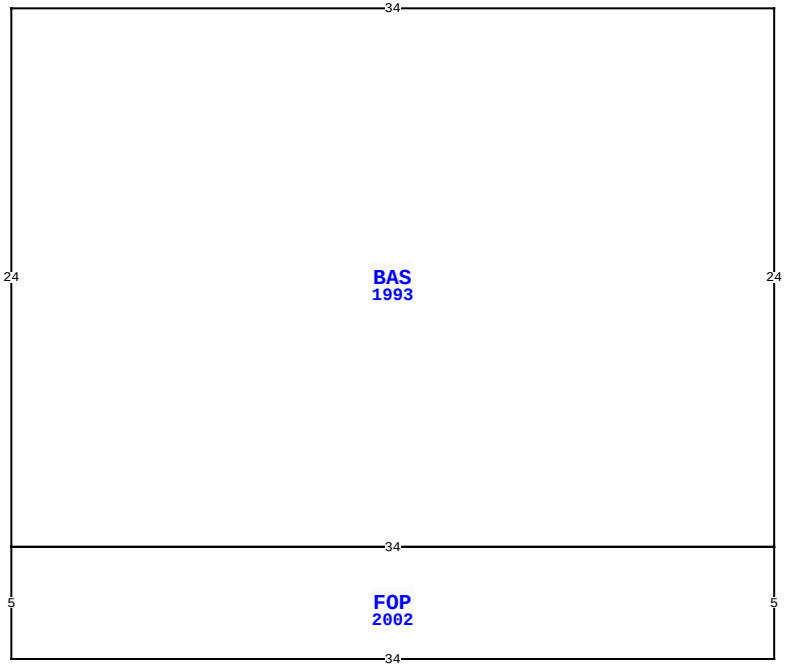
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
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 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	98,174
FOP	170	30	51	6,136
TOTALS	986		867	104,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	867	69.9300	141.96	123,079	1990	1990	0	0	0	15.25	84.75

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



1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,068,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 FOP=[YR=2002] S5 E34 N5 W34$ E34 N24$.

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 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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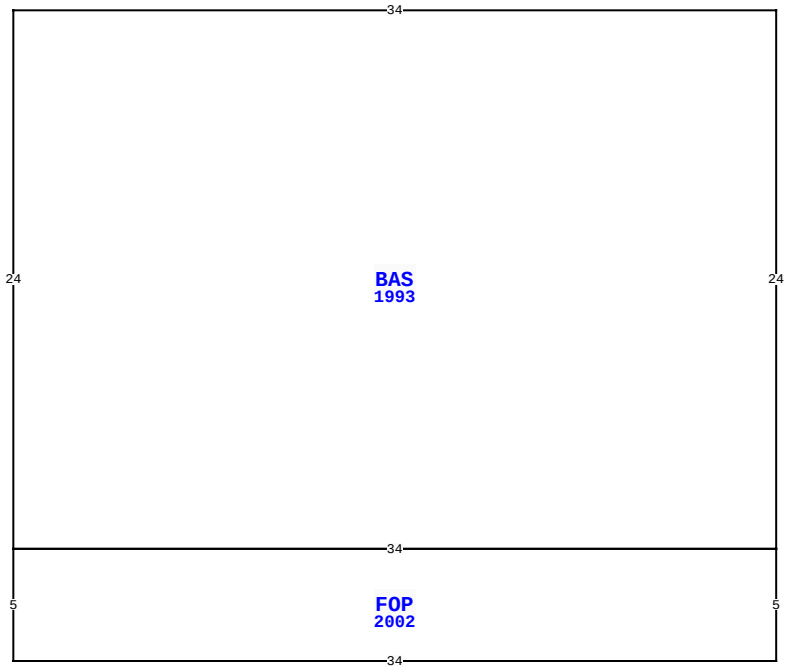
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	96,846
FOP	170	30	51	6,053
TOTALS	986		867	102,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	867	68.9850	140.04	121,415	1990	1990	0	0	0	15.25	84.75

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



1 WARRIOR DR, CALLAHAN

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VALUATION SUMMARY

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Tax Group: 1	Tax Dist:	
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BASE TAXABLE VALUE		0
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NCON VALUE		0
INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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EXTRA FEATURES

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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 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

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FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
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 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
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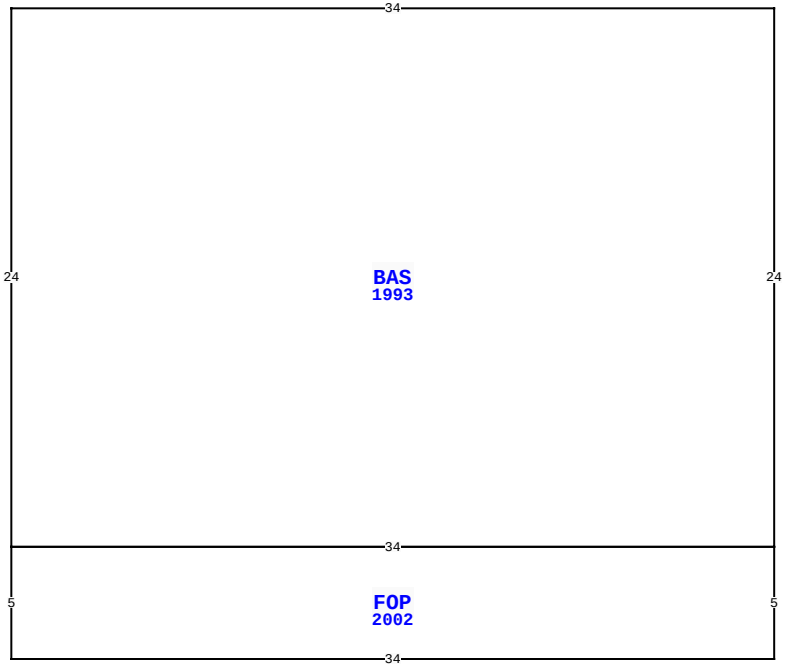
20 SCHOOL – 0% - 0 Heated Area: 816 HX Base Yr



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BUILDING MARKET VALUE		21,240,619
TOTAL MARKET OB/XF VALUE		649,552
TOTAL LAND VALUE - MARKET		1,178,300
TOTAL MARKET VALUE		23,068,471
SOH/AGL Deduction		8,649,527
ASSESSED VALUE		14,418,944
TOTAL EXEMPTION VALUE	01	14,418,944
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		23,068,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 FOP=[YR=2002] S5 E34 N5 W34$ E34 N24$.

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 05/08/2019 BY KKX Total Acres: 0.00 Total Land Value: 1,178,300 Market: 0 Agricultural: 0 Common: 1,178,300 PRINTED 08/02/2023 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

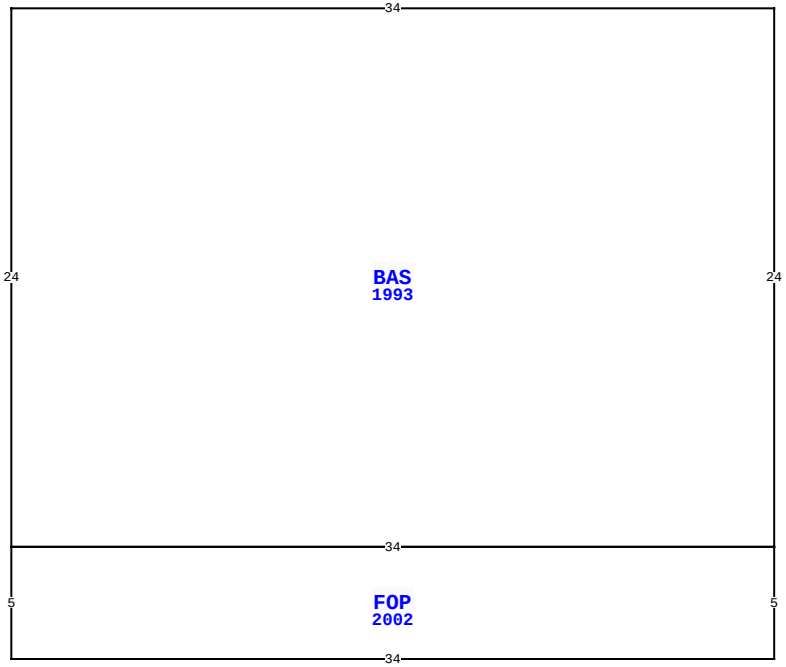
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
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 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	816	96,846
FOP	170	30	51	6,053
TOTALS	986		867	102,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	867	68.9850	140.04	121,415	1990	1990	0	0	0	15.25	84.75

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



1 WARRIOR DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,240,619
TOTAL MARKET OB/XF VALUE		649,552
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,007,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 FOP=[YR=2002] S5 E34 N5 W34$ E34 N24$.

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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NASSAU COUNTY PROPERTY

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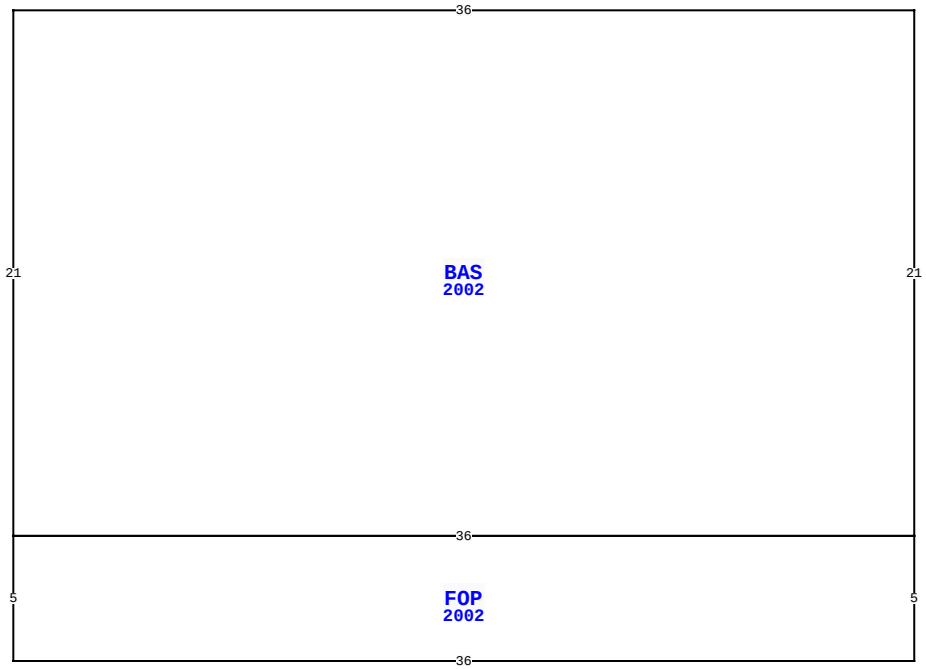
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100	756	89,725
FOP	180	30	54	6,409
TOTALS	936		810	96,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	810	68.9850	140.04	113,432	1990	1990	0	0	0	15.25	84.75

22 SCHOOL – 0% - 0 Heated Area: 756 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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LAND DESCRIPTION

TOTAL OB/XF 0

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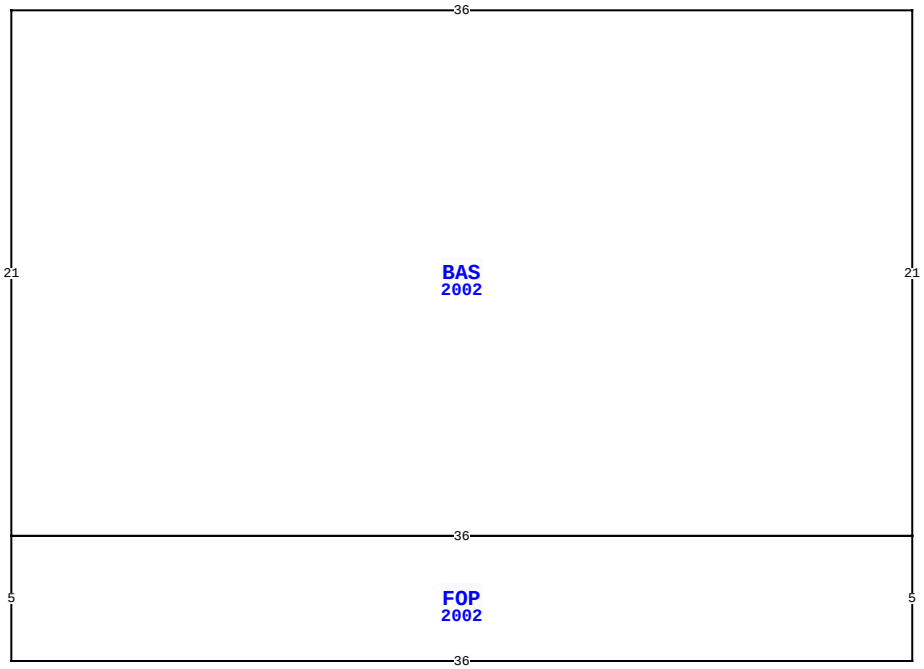

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NASSAU COUNTY PROPERTY

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